

5-25 95

IN THE MATTER OF
THE APPLICATION OF
DR. PETER J. FERRA, ET UX
FOR A SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE ON
PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF
REISTERSTOWN ROAD AND
GLYNDON DRIVE (LOTS 1 AND 2)
(405 MAIN STREET, ALSO KNOWN
AS 405 REISTERSTOWN ROAD)
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 95-108-SPHXA
*
*

* * * * *

OPINION

This matter comes to this Board on appeal from the decision of the Zoning Commissioner dated November 3, 1994, wherein Petitions for Special Hearing, Special Exception and Variance were granted.

The Petitioners, Dr. Peter J. Ferra and Norma C. Ferra, his wife, were represented by Lawrence F. Haislip, Esquire. Peter Max Zimmerman, People's Counsel for Baltimore County, appeared as the Appellant.

The Appellant is appealing the Zoning Commissioner's granting of the Petition for Special Hearing, pursuant to which he approved:

- 1) The amendment to the previously approved Special Exception granted in Case No. 88-334-X.
- 2) The reduction in the area of the aforementioned Special Exception approval.
- 3) The inclusion of the required landscape areas as part of the required residential yard areas.
- 4) The existing accessory structure (shed) on Lot Two to remain.

The Appellant is also appealing the granting of the Petition for Special Exception to permit a Class B Office Building in an R.O. zone. In addition, he is appealing the granting of the following variances:

- 1) From Section 203.4.C.8.c.2 to permit a 2-foot-wide landscape buffer adjacent to a non-residentially zoned property (Lot 1) as narrow as 2 feet in lieu of the required 10 feet.
- 2) From Section 203.4.C.8.c.2 to permit an accessory structure (shed) to be located within the required 10-foot-wide landscape buffer adjacent to a non-residentially zoned property (409

Main Street).

- 3) From Section 203.4.C.8.c.1 to permit a varying width landscape buffer with a minimum width of 5 feet adjacent to a residentially zoned property (15 Glyndon Drive) in lieu of the required 20 feet.
- 4) From Section 203.4.C.4 to permit a side yard setback adjacent to a residentially zoned property of 15 feet in lieu of the required 20 feet.
- 5) From Section 203.4.C.5 to permit a rear yard setback of 24 feet in lieu of the minimum required 30 feet.
- 6) From Section 203.3.C.1 to permit off-street parking to be located in the front yard of the lot in lieu of the required side or rear yard location.
- 7) From Section 203.4.C.1 to permit a floor area ratio of 0.37 in lieu of the maximum permitted 0.33.
- 8) From Section 203.4.C.6 to permit 0% amenity open space in lieu of the minimum required 7%.

The subject property, at the intersection of Glyndon Drive and Reisterstown Road, is approximately one-half acre and is zoned R.O. It is presently improved with a two-story frame building and one-story attached addition. Dr. Ferra uses the first floor as medical offices; the second floor is rented out as an apartment. The current use was granted by the Zoning Commissioner in 1988 as a Special Exception in an R.O. zone, in Case No. 88-334-X.

The Petitioners hinged much of their argument and testimony on the unusual circumstance that they are attempting to move a 120-year-old house, called the Brown-Miller house, from its location at Glyndon Drive and Reisterstown Road, across the street to the subject property. Their first witness, George Horvath, Assistant Chief, Real Estate Acquisition, State Highway Administration (SHA), testified that SHA acquired the Brown-Miller house in 1986, and has been trying unsuccessfully since then to relocate it, as it sits in the route of the proposed Northwest Expressway (I-795) connection with Glyndon Drive.

The house is on the National Register of Historic Places, and is registered on the Maryland Historical Preservation List. Federal regulations mandate that the state make every

effort to remove the house rather than destroy it. Mr. Horvath testified that SHA advertised the house and Dr. Ferra's proposal was the only one approved by federal officials. He testified that SHA has no alternate site.

The Petitioners plan to subdivide the subject property into two lots, with the existing medical office building on Lot 1 and the Brown-Miller house moved onto Lot 2, at the rear of the tract. The Petitioners argued that they want to create a separate lot so the historic preservation requirements can be met without burdening the entire lot with those regulations. They plan to renovate the Brown-Miller house and use it for office space and a residential apartment.

James W. McKee, of McKee & Associates, the engineer/land surveyor who prepared the Plat to Accompany Petition (Petitioner's Exhibit 1), testified that the Petitioners designed the site in a way that would avoid removing a number of large, mature trees. He testified that the Petitioners could have put parking in the rear of proposed Lot 2 and thus avoided the off-street parking variance request, but they would have had to destroy the mature trees to do it. He further testified that by creating a lot line, the Petitioners created the requirements for the buffer variances.

Mr. McKee testified that in his opinion the proposed plan will not adversely impact the standards for special exceptions set forth in Section 502 of the Baltimore County Zoning Regulations.

Craig Piette, a social studies teacher who was the Baltimore County area planner for this area for five years in the 1980s, testified that this section was one of the prime factors for the R.O. legislation. He testified that he is a member of Reisterstown Festival, an association of business people that takes positions on land use. The association strongly supports the moving of the Brown-Miller house to the subject site, he testified.

William P. Huey, Community Planner for the 1st and 3rd Councilmanic Districts, Office of Planning and Zoning, testified that the Planning Office sees no detriment to the existing neighborhood with the granting of the Special Exception and the placement of the Brown-Miller house on the subject property. He acknowledged in his testimony, however, that the historic preservation issue was of paramount importance to the Planning Office, rather than the issue of the variances.

Petitioner Norma C. Ferra testified that when the SHA put the Brown-Miller house up for

auction, she thought that it was the perfect opportunity to save it. Mrs. Ferra testified that it is in terrible condition, and she and her husband plan to make \$80,000 to \$100,000 in renovations. She further testified that she didn't know of any historical significance of the house other than that it is 120 years old and is a good example of the type of architecture of that time.

Rebecca Riegel, president of the Northwest Reisterstown Community Association, testified that although some members of the association were concerned about preserving the Brown-Miller house, the association supports the appeal because its members are opposed to the overly liberal granting of variances. The association is also concerned about traffic, as parking at the Post Office, adjacent to the subject property, is already crowded, she testified.

George Neubeck, president of the Hanover Road Association, the southern boundary of which is about one mile north of the subject site, testified that his association supports this appeal because it is concerned that the granting of the Special Hearing, Special Exception and Variance may set a precedent in the area.

For the petitions to be granted, the Petitioners must satisfy the requirements of Section 502.1, which sets conditions for the granting of Special Exceptions; Sections 203 and 204, pertaining to R.O. zoning; and Section 307.1, pertaining to variances.

Considering the R.O. zoning requirements first, the Petitioner was granted his existing Special Exception to permit a Class B office building in an R.O. zone in March, 1988, just prior to the enactment of Bill 37-88 and Bill 151-88, which amended the requirements for R.O. zoning. Under amended Section 203 (now Section 204, Bill 186-94), a class B office building was permitted, but no more than 25% of the total floor area could be occupied by offices.

The Petitioner's existing building utilizes 61% of its area as office space. The use in its present state is grandfathered, but this Board finds as a fact that if the subject property is divided into two lots as proposed, a new lot would be created from the original lot, which would no longer exist; the 61% floor area for the existing medical office, now located on a new lot, would no longer be grandfathered and would therefore be an illegal use.

Section 204.4C.8 states, regarding R.O. zones, that the office building shall be the only principal building on the lot on which it is situated. The intention of the R.O. regulations is clearly to have one building on one lot. The Board finds that the Petitioner's proposal to subdivide the

subject property, which is one lot of record under the R.O. zone, into two lots, thus avoiding this requirement, is clearly inconsistent with the spirit and intent of the R.O. regulations, and therefore not in compliance with Section 502.1.g, which states that the use for the Special Exception may not be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the Zoning Regulations.

For these reasons, the Board will deny the Petition for Special Hearing and the Petition for Special Exception.

Regarding the requested variances, the Petitioners argued that the special circumstances that cause practical difficulty or unreasonable hardship requiring the variances are due in large part to having to move a large house onto a small lot. The reason for doing this is the Petitioners' desire to preserve an historic house that might otherwise be destroyed.

This is a commendable aim in and of itself, but it does not meet the requirements of Section 307.1, which states that variances may be granted "only in cases where special circumstances or conditions exist *that are peculiar to the land or structure which is the subject of the variance request* and where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship." (Emphasis added.) The need to relocate the Brown-Miller house is an unusual circumstance creating hardship for the State Highway Administration; it is not one related to the subject property. There is nothing unique about the property, which is a flat, rectangular parcel. Furthermore, the Petitioners presently have a reasonable and productive use of the property as a medical office and apartment.

The only other special condition or circumstance cited by the Petitioners as reason for the variances is the desire to preserve some mature trees on the property. To do this, a variance is needed to permit off-street parking to be located in the front yard of Lot 2 in lieu of the required side or rear yard location. The Petitioners argued that they could substantially ameliorate the variances if they were to destroy the trees. However, other than the off-street parking variance, they did not specify which of the other variance requests were necessitated by the attempt to preserve the trees. The Board must therefore conclude that a substantial number of the variance requests are not attributable to the attempt to preserve the trees.

In any event, since the Board will deny the Petitions for Special Hearing and Special

Exception, the Petition for Variance is rendered moot.

ORDER

IT IS THEREFORE this 25th day of May, 1995, by the County Board of Appeals for Baltimore County

ORDERED that the Petition for Special Hearing requesting approval to permit an amendment to the previously approved Special Exception granted in Case No. 88-334-X; and to approve the reduction in the area of the aforementioned Special Exception approval; and to allow the inclusion of the required landscape areas as part of the required residential yard areas; and for the location of an existing accessory structure (shed) to remain on Lot 2, be and is hereby **DENIED**; and it is further

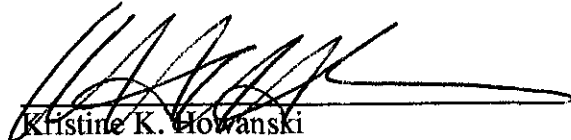
ORDERED that the Petition for Special Exception to allow a Class B office building in an R.O. zone be and is hereby **DENIED**; and it is further

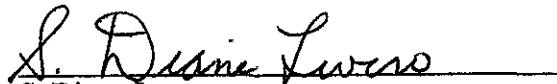
ORDERED that the Petition for Zoning Variance for the eight requested variances be and is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


William T. Hackett, Acting Chairman


Kristine K. Howanski


S. Diane Levero



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 25, 1995

Peter Max Zimmerman
People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Case No. 95-108-SPHXA
Dr. Peter J. Ferra, et ux

Dear Mr. Zimmerman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Kathleen C. Weidenhammer".

Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Lawrence F. Haislip, Esquire
Dr. & Mrs. Peter J. Ferra
Geoffrey C. Schultz /
McKee & Associates, Inc.
Pat Keller
Lawrence E. Schmidt
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director/ZADM
Virginia W. Barnhart, County Attorney



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 2, 1994

Lawrence F. Haislip, Esquire
Miles and Stockbridge
600 Washington Avenue
Towson, Maryland 21204-3965

RE: Case No. 95-108-SPHXA
Petitions for Special Exception, Special Hearing and Variances
Dr. Peter J. Ferra, et ux, Petitioners
Property: 405 Main Street (Lots 1 and 2)

Dear Mr. Haislip:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception, Special Hearing and Variances have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Dr. and Mrs. Peter J. Ferra, 405 Reisterstown Rd., 21136
cc: Geoffrey C. Schultz, 5 Shawan Road, Hunt Valley, Md. 21030





108

Petition for Special Hearing

95-108-SPHX4

to the Zoning Commissioner of Baltimore County

for the property located at

405 Main Street (Lots 1 & 2)

which is presently zoned

RO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. The amendment of the previously approved special exception (Case No. 88-334X)
2. The reduction of the previously approved special exception (Case No. 88-334X) to the newly configured Lot One.
3. The inclusion of the required landscape areas as part of the required residential yard areas.
4. The existing accessory structure (shed) on Lot Two to remain.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Dr. Peter J. Ferra

(Type or Print Name)

x

Signature

Norma C. Ferra

(Type or Print Name)

x Norma C. Ferra

Signature

405 Reisterstown Road 833-2675

Address

Phone No.

Reisterstown, Maryland 21136

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

McKee & Associates, Inc. 527-1555

Name

5 Shewan Road-Hunt Valley, MD 21030

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Attorney for Petitioner:

Lawrence F. Haislip

(Type or Print Name)

Signature

Miles & Stockbridge

600 Washington Avenue 823-8234

Address

Phone No.

Towson, Maryland 21204-3965

City

State

Zipcode

Zoning Administration

Development Management





Petition for Special Exception

95-108-SP HXA
to the Zoning Commissioner of Baltimore County

for the property located at

405 Main Street (Lot 2)

which is presently zoned RO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Class "B" Office Building in an RO Zone (Lot Two as shown on the attached plat),

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Lawrence F. Haislip

(Type or Print Name)

Signature

Miles & Stockbridge

823-8234

600 Washington Avenue

Phone No.

Towson, Maryland

State

21204-3965

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Dr. Peter J. Ferra

(Type or Print Name)

X

Signature

Norma C. Ferra

(Type or Print Name)

X

Signature

405 Reisterstown Road

833-2675

Address

Phone No.

Reisterstown, Maryland 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

McKee & Associates, Inc.

527-1555

Name

5 Shawan Road-Hunt Valley, MD 21030

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

9/22/94



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

405 Main Street (Lots 1 & 2)

which is presently zoned RO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See attached Exhibit)

95-108-SHA

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

(See attached Exhibit)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Lawrence F. Haislip

(Type or Print Name)

Signature

Miles & Stockbridge

600 Washington Avenue

Address

Phone No.

823-8234

Towson, Maryland

21204-3965

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Dr. Peter J. Ferra

(Type or Print Name)

X

Signature

Norma C. Ferra

(Type or Print Name)

X Norma C. Ferra

Signature

405 Reisterstown Road

Address

833-2675

Phone No.

Reisterstown, Maryland 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

McKee & Associates, Inc.

Name

527-1555

5 Shawan Road-Hunt Valley, MD 21030

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2 HRS

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9/22/99



Printed with Soybean Ink
on Recycled Paper



405 Reisterstown Road
Zoning Variance Requests

95-108 SPH/A

~~Lot One~~

1. ~~Section 203.4.C.8.c.2 to permit a 3 foot wide landscape buffer adjacent to a non-residentially zoned property (Lot Two) in lieu of the required 10 feet.~~ GCS

Lot Two

2. Section 203.4.C.8.c.2 to permit a 2 foot wide landscape buffer adjacent to a non-residentially zoned property (Lot One) as narrow as 2 feet in lieu of the required 10 feet.
3. Section 203.4.C.8.c.2. to permit an accessory structure (shed) to be located within the required 10 foot wide landscape buffer adjacent to a non-residentially zoned property (#409 Main Street).
4. Section 203.4.C.8.c.1. to permit a varying width landscape buffer with a minimum width of 5 feet adjacent to a residentially zoned property (#15 Glyndon Drive) in lieu of the required 20 feet.
5. Section 203.4.C.4. to permit a side yard setback adjacent to a residentially zoned property of 15 feet in lieu of the required 20 feet.
6. Section 203.4.C.5. to permit a rear yard setback of 24 feet in lieu of the minimum required 30 feet.
7. Section 203.3.C.1. to permit off-street parking to be located in the front yard of the lot in lieu of the required side or rear yard location.
8. Section 203.4.C.1. to permit a floor area ratio of 0.37 in lieu of the maximum permitted 0.33.
9. Section 203.4.C.6. to permit zero percent amenity open space in lieu of the minimum required 7 percent.

HARDSHIP & PRACTICAL DIFFICULTY

The proposed building for Lot Two is an existing building scheduled to be demolished for the extension of Glyndon Drive. However, the building has historical value and is registered with the Maryland Historical Trust (Inventory No. BA1239, Brown-Miller House). The owners desires to save the building and have negotiated with the State to acquire and relocate it onto their property, and position it within the existing trees situated at the rear of Lot Two. Because of the location of these trees, the position of the existing parking lot, and also the relatively small size of the property, though, the owners cannot position the building on the property and strictly comply with all zoning regulations.

108

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

September 22, 1994

ZONING DESCRIPTION OF
405 REISTERSTOWN ROAD
LOT ONE
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

95-108-SPHXA



Beginning at a point at the intersection of the east side of Reisterstown Road (66 feet wide) and the south side of Glyndon Drive (70 feet wide); thence running along the south side of Glyndon Drive, North 29, 18' 53" East 20.65 feet, North 76, 01' 39" East 36.20 feet, and by a curve to the right, having a radius of 830.00 feet, and an arc length of 83.07 feet to a point; thence South 06, 23' 02" East 111.37 feet and South 83, 30' 16" West 120.00 feet to a point on the east side of Reisterstown Road; thence along the east side of said road, North 13, 41' 56" West 83.91 feet to the place of beginning.

Containing 13,329 square feet or 0.306 acres and being part of that property recorded in deed Liber 6530, folio 797.

Also known as #405 Reisterstown Road and located in the Fourth Election District.

Also known as Lot One of the proposed subdivision of the property located at #405 Reisterstown Road.

108

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

95-708-50 AXA

September 22, 1994



ZONING DESCRIPTION OF
405 REISTERSTOWN ROAD
LOTS ONE AND TWO
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point at the intersection of the east side of Reisterstown Road (66 feet wide) and the south side of Glyndon Drive (70 feet wide); thence running along the south side of Glyndon Drive, North 29, 18' 53" East 20.65 feet, North 76, 01' 39" East 36.20 feet, and by a curve to the right, having a radius of 830.00 feet, and an arc length of 143.07 feet to a point; thence leaving said road and running, South 16, 36' 20" East 112.78 feet and South 83, 30' 16" West 200.00 feet to the east side of Reisterstown Road; thence along the east side of said road, North 13, 41' 56" West 83.91 feet to the place of beginning.

Containing 21,132 square feet or 0.485 acres as recorded in deed Liber 6530, folio 797. Also known as #405 Reisterstown Road and located in the Fourth Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-108-SPLIT

District: 4th

Date of Posting: 10/7/94

Posted for: Special Hearing-Special Exception-Variation

Petitioner: Dr. P.J. & Norma Ferry

Location of property: 405 Main St, Lots #1 & #2 EFC Ruston Turn Rd & Elynden

Location of Signs: Posted to trees on property being zoned

Remarks: No poles used

Posted by: M. Herty
Signature

Date of return: 10/14/94

Number of Signs: 2



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-108-SPHXA

District 4th Date of Posting 12/9/94

Posted for: Appeal

Petitioner: Dr. Peter J. Ferraro et al

Location of property: 405 Reisterstown Rd., SE/0 Glen Don Dr

Location of Signs: Facing road way, on property being appealed for zoning

Remarks: _____

Posted by M. Steady Date of return: 12/16/94
Signature

Number of Signs: 1



THE BIBLE

Case: #95-108-SPHXA
(Item 108)
405 Main Street - Lots #1
& #2; AKA 405
Reisterstown Road
SEC. Reisterstown Road
and Glyndon Drive

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 6, 1994.

A. Henickson
LEGAL AD. - TOWSON

Publisher

SADIE E. CRAWFORD



Baltimore City
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

108

Date

9/22/94

95-108-SPHXA JLL

SPHXA CODE 070 650.00

4 SIGNS POSTING 080 140.00

TOTAL \$ 790.00

OWNER: FERRA

LOC: 405 REISTERSTOWN RD (AKA) MAIN ST.

03A03H0001MICHR

BA 002:35PM09-22-94

\$790.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

95-108-SPHX1A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 108

Petitioner: Norma Ferrara

Location: 405 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Norma Ferrara

ADDRESS: 405 Reisterstown Road

Reisterstown, Md. 21136

PHONE NUMBER: ~~522-1555~~

833-2675

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

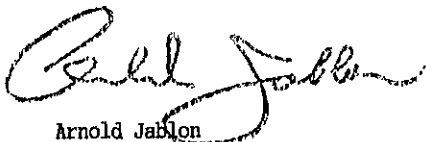
SEPTEMBER 30, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-108-SPHXA (Item 108)
405 Main Street - Lots #1 & #2; AKA 405 Reisterstown Road
SEC Reisterstown Road and Glyndon Drive
4th Election District - 3rd Councilmanic
Legal Owner: Dr. Peter J. Ferra & Norma C. Ferra
HEARING: MONDAY, OCTOBER 24, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the amendment of the previously approved special exception (case #88-334-X); to approve the reduction of the previously approved special exception (case #88-334-X) to the newly configured lot #1; to approve the inclusion of the required landscape areas as part of the required residential yard areas; and to approve the existing accessory structure (shed) on lot #2 to remain.
Special Exception for a Class "B" office building in a R.O. zone (lot #2).
Variance for lot #2 to permit a 2 foot wide landscape buffer adjacent to a non-residentially zoned property (lot #1) as narrow as 2 feet in lieu of the required 10 feet; to permit an accessory structure (shed) to be located within the required 10-foot wide landscape buffer adjacent to a non-residentially zoned property (#409 Main Street); to permit a varying width landscape buffer with a minimum width of 5 feet adjacent to a residentially zoned property (#15 Glyndon Drive) in lieu of the required 20 feet; to permit a side yard setback adjacent to a residentially zoned property of 15 feet in lieu of the required 20 feet; to permit a rear yard setback of 24 feet in lieu of the minimum required 30 feet; to permit off-street parking to be located in the front yard of the lot in lieu of the required side or rear yard location; to permit a floor area ratio of .37 in lieu of the maximum permitted .33; and to permit zero percent amenity open space in lieu of the minimum required 7 percent.


Arnold Jablon
Director

cc: Peter and Norma Ferra
Lawrence F. Haislip, Esq.
McKee & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

January 30, 1995

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-108-SPHXA

DR. PETER J. FERRA, ET UX
SEC Reisterstown Rd & Glyndon Drive (Lots 1
and 2) 405 Main Street, aka 405 Reisterstown
Road
4th Election District
3rd Councilmanic District

SPH -Amendment to special exception /Case No.
88-334-X; reduction in area of special
exception; landscaping; existing shed; Class B
office building in R.O. zone.

11/03/94 -Z.C.'s Order in which Petitions for
Special Hearing, Special Exception and
Variance were GRANTED.

ASSIGNED FOR: TUESDAY, APRIL 11, 1995 at 10:00 a.m.

cc: Lawrence F. Haislip, Esquire Counsel for Petitioners
Dr. and Mrs. Peter J. Ferra Petitioners

Geoffrey C. Schultz
McKee & Associates, Inc.

People's Counsel for Baltimore County Appellant

Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant

PLEASE RETURN SIGN AND POST TO ROOM 49 ON DAY OF HEARING BEFORE BOARD.



CASE NO. 95-108-SPHXA

SE/c Reisterstown Rd. & Glyndon Drive
(Lots 1 and 2) 405 Main Street
AKA 405 Reisterstown Road

DR. PETER J. FERRA, ET UX - Petitioner

4th District

Appealed 11/7/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 17 1994

Miles & Stockbridge
600 Washington Avenue
Towson, Maryland 21204-3965

Item # 108, Case 95-108
Petitioner: Peter J. Ferra

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 22, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:jaw



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 11, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 11, 1994
Item No. 108

The Developers Engineering Section has reviewed the subject zoning item. The proposed entrance shown on Glyndon Drive shall be built per Baltimore County Dept. of Public Works Standard Plate R-32 for a Single Commercial Entrance.

In addition, this site is subject to the Landscape Manual and Reisterstown Corridor Study. Design focus will be on the streetscapes.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 4, 1994

SUBJECT: 405 Main Street

INFORMATION:

Item Number: 108

Petitioner: Dr. Peter J. Ferra

Property Size: _____

Zoning: R.O.

Requested Action: _____

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comment:

The community has expressed concerns to this office regarding the ability of the site to handle the proposed improvements and off-street parking. It is essential that the issues be addressed at the time of the hearing.

Issues regarding historic preservation are contained in a memo from Tim Dugan dated September 30, 1994 (see attached). Subsequent to the Landmarks Preservation Commission meeting on October 13, 1994, staff will provide additional comments.

Prepared by: *Jeffrey W. Lee*

Division Chief: *Carol Kern*

PK/JL:lw

OCT. 06 1994

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 10/6/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/3/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 105

107
108

111

112

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: DR. PETER J. FERRA & NORMA C. FERRA

LOCATION: SEC REISTERSTOWN RD. AND GLYNDON DR. (405 MAIN ST.-LOTS
#1 & #2, AKA 405 REISTERSTOWN RD.)

Item No.: 108

Zoning Agenda: SPECIAL HEARING
SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

OCT 11 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

PLEASE REPLY TO:
DISTRICT RIGHT OF WAY OFFICE 4
2323 WEST JOPPA ROAD
BROOKLANDVILLE, MARYLAND 21022

4990-74
O. James Lighthizer
Secretary
Hal Kassoff
Administrator

File

October 11, 1994

Contract: B 698-313-470
Baltimore County Item No. 108
Case No. 95-108

Mr. Carl Richards
Zoning Coordinator
County Office Building Room 109
111 W. Chesapeake Avenue
Towson MD 21204

Dear Mr. Richards:

The State Highway Administration is working with Mr. & Mrs. Ferra on the sale of the historical house in Reisterstown. The house at 400 Main Street is to be relocated to the rear of the lot at 405 Main Street, the Ferra property, if approvals are obtained from Baltimore County Zoning.

We are hoping you can expedite these approvals so that the winter weather doesn't stop the sale and/or moving of the historical house.

Thank you for your cooperation in this matter.

Sincerely,

George Horvath
Assistant Chief
Right-of-Way District 4
Office of Real Estate

GJH:mlm

(410)321-3402 FAX 321-3004

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-30-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4108 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION *
PETITION FOR VARIANCE * ZONING COMMISSIONER
405 Main Street - Lots #1 & #2; AKA
405 Reisterstown Rd, SEC Reisters- * OF BALTIMORE COUNTY
town Road and Glyndon Drive, 4th
Election District, 3rd Councilmanic * CASE NO. 95-108-SPHXA

Dr. Peter J. Ferra & Norma C. Ferra *
Petitioners
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esquire, Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

EH



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

November 7, 1994

Arnold Jablon, Director
Zoning Administration and Development
Management Office
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & ZONING VARIANCE
SEC Reisterstown Rd. & Glyndon Dr.
(Lots #1 & 2) 405 Main Street, a/k/a
405 Reisterstown Rd., 4th Election
Dist., 3rd Councilmanic Dist.
DR. PETER J. FERRA, ET UX., Petitioners
Case No. 95-108-SPHXA

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the order dated November 3, 1994 of the Baltimore County Zoning Commissioner in the above-entitled case.

In this connection, please forward to this office copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/caf

cc: Lawrence F. Haislip, Esquire

RECEIVED
NOV 7 1994
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 18, 1994

Lawrence F. Haislip, Esquire
Miles and Stockbridge
600 Washington Avenue
Towson, MD 21204

RE: Petitions for Special Hearing,
Special Exception and Variance
SEC Reisterstown Rd. & Glyndon
Drive (Lots 1 and 2) 405 Main
St., aka 405 Reisterstown Road
4th Election District
3rd Councilmanic District
Dr. Peter J. Ferra, et ux-Petitioners
Case No. 95-108-SPHXA

Dear Mr. Haislip:

Please be advised that an appeal of the above-referenced case was filed in this office on November 7, 1994 by People's Counsel. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Eileen O. Hennegan at 887-3353.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the typed name.

ARNOLD JABLON
Director

AJ:eoh

cc: Dr. and Mrs. Peter J. Ferra, 405 Reisterstown Rd., 21136
Geoffrey C. Schultz, 5 Shawan Road, Hunt Valley, MD 21030
People's Counsel



Note: Check on effective
date of new regs
on office zones.

12/06/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 18, 1994

Lawrence F. Haislip, Esquire
Miles and Stockbridge
600 Washington Avenue
Towson, MD 21204

RE: Petitions for Special Hearing,
Special Exception and Variance
SEC Reisterstown Rd. & Glyndon
Drive (Lots 1 and 2) 405 Main
St., aka 405 Reisterstown Road
4th Election District
3rd Councilmanic District
Dr. Peter J. Ferra, et ux-Petitioners
Case No. 95-108-SPHXA

Dear Mr. Haislip:

Please be advised that an appeal of the above-referenced case was filed in this office on November 7, 1994 by People's Counsel. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Eileen O. Hennegan at 887-3353.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
Director

AJ:eoh

cc: Dr. and Mrs. Peter J. Ferra, 405 Reisterstown Rd., 21136
Geoffrey C. Schultz, 5 Shawan Road, Hunt Valley, MD 21030
People's Counsel

RECORDED
COUNTY CLERK
94 NOV 29 PM 3:26



APPEAL

Petitions for Special Hearing, Special Exception and Variance
SEC Reisterstown Rd. & Glyndon Drive (lots 1 & 2)
405 Main Street, aka 405 Reisterstown Road
4th Election District - 3rd Councilmanic District
Dr. Peter J. Ferra, et ux-PETITIONERS
Case No. 95-108-SPHXA

Petitions for Special Hearing, Special Exception and Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioners' Sign in Sheet

Petitioner's Exhibits: 1 - Plat to accompany Petitions for Special
Exception, Special Hearing and Variance
2 - Feasibility Study prepared for the State
Highway Administration for proposed
location of 400 Main Street
3 - Letter from George Horvath to Carl
Richards, dated October 11, 1994

Zoning Commissioner's Order dated November 3, 1994 (GRANTED FOR ALL
THREE PETITIONS)

Miscellaneous: 1 - Copy of 200 scale zoning map

Notice of Appeal received on November 7, 1994 from People's Counsel

c: Dr. and Mrs. Peter J. Ferra, 405 Reisterstown Rd., 21136
Lawrence F. Haislip, Esquire, Miles and Stockbridge, 600
Washington Avenue, 21204
Geoffrey C. Schultz, McKee and Associates, Inc., 5 Shawan Road,
Hunt Valley, MD 21030
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Supervisor
Docket Clerk
Arnold Jablon, Director of ZADM

1/30/95 -Notice of Assignment for hearing scheduled for Tuesday,
April 11, 1995 at 10:00 a.m. sent to following:

Lawrence F. Haislip, Esquire
Dr. and Mrs. Peter J. Ferra
Geoffrey C. Schultz
McKee & Associates, Inc.
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

4/11/95 -Hearing concluded before Board (H.K.M.); to be scheduled for
deliberation.

4/13/95 -Notice of Deliberation sent to parties and Board HKM - deliberation
scheduled for Wednesday, May 10, 1995 at 9:00 a.m.

5/10/95 -Denied special hearing, special exception and variance in open deliberation;
written Opinion & Order to be issued. (H.K.M.)

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Dr. Peter J. Ferra, et ux
Case No. 95-108-SPHXA

DATE : May 10, 1995 @ 9:00 a.m.

BOARD /PANEL : William T. Hackett (WTH)
S. Diane Levero (SDL)
Kristine K. Howanski (KKH)

SECRETARY : Kathleen C. Weidenhammer
Administrative Assistant

Among those present at the deliberation were Lawrence F. Haislip, Esquire, on behalf of Petitioners; and Peter Max Zimmerman, People's Counsel for Baltimore County.

PURPOSE --to deliberate issues and matter of petitions presented to the Board; testimony and evidence taken at hearing of April 11, 1995. Written Opinion and Order to be issued by the Board.

WTH: The Board is here for public deliberation on Case No. 95-108-SPHXA, Peter J. Ferra, et ux. Let the record indicate that the Board has before it 14 exhibits by People's Counsel and 12 exhibits by the Petitioner that have been considered. The matter before the Board boils down to the fact that there is an old house which is designated as historic house that's in the way of a projected ramp access. Dr. Ferra has lot in reasonable proximity of this house and he wishes to relocate the house; pick it up and move it and put it down on his existing lot where he already has R.O. office in business right now. That's basically what we're here for. The Ferras have expended considerable sum of money in their effort so far to relocate this house and renovate it. The house, however, while it's on the historic list, really has no historic significance other than it's an old house. To pick that house up and move it to the Ferras' lot in addition to the house that's already there creates too much congestion on that corner. On the basis thereof, I would deny the special hearing and special exception to pick up the house and move it down there.

Summary: Petitions should be denied.

SDL: IN order to grant petitions, must comply with 502.1, 203 and 204 regarding R.O. zoning, and 307 on variances. Considering R.O. first, Petitioner was granted special exception in March

Deliberation /Dr. Peter J. Ferra, et ux Case No. 95-108-SPHXA

1988 prior to enactment of bills regarding R.O. zoning /no more than 25 percent can be occupied by medical offices. Petitioner's existing office has 60 percent utilized; this is grandfathered in. If property is divided into two lots, special exception would no longer be grandfathered ; would not comply. Section 204.4.C.8 states, regarding R.O. zones, that office building shall be only building on the lot. The intention of R.O. regulations is clearly to have one building on one lot. Petitioner's proposal to subdivide seems to clearly be against the spirit and intent of R.O. regulations, and not in compliance with 502.1g requirements on special exception. For all these reasons, I would deny the special exception for Class B office building.


Regarding eight requested variances, special circumstance which creates unreasonable hardship is due in large part to having to move a large house onto a small lot. The reason for doing this is the desire to preserve historic house. This is a noble desire, but it has nothing to do with the requirements of 307 which requires special conditions or circumstances to exist peculiar to the land or structure. I do not believe we should flaunt the development regulations. This is a hardship of the State's; not related to property itself. I would conclude that variance requests do not comply and would also deny.

KKH: I'm going to have to concur. We're dealing with a house on historic register, but I am persuaded by People's Counsel's argument and presentation of the law that it would create two lots; no longer grandfathering issue. We are now looking solely at whether or not zoning has been complied with and not what kind of house is on that property. I have to concur that petitions should not be granted in this instance.

Closing statement by Chairman Hackett: Board will issue written Opinion, and Order reflecting that Opinion, in the very near future.

Note: appellate period runs from date of written Opinion and Order and not from today's date.

Respectfully submitted,


Kathleen C. Weidenhammer
Administrative Assistant

LAW OFFICES

MILES & STOCKBRIDGE

A PROFESSIONAL CORPORATION

600 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-3965

TELEPHONE 410-821-6565

FAX 410-823-8123

10 LIGHT STREET
BALTIMORE, MD 21202-1487

300 ACADEMY STREET
CAMBRIDGE, MD 21613-1865

101 BAY STREET
EASTON, MD 21601-2718

11350 RANDOM HILLS ROAD
FAIRFAX, VA 22030-7429

30 WEST PATRICK STREET
FREDERICK, MD 21701-6903

22 WEST JEFFERSON STREET
ROCKVILLE, MD 20850-4286

1450 G STREET, N.W.
WASHINGTON, D.C. 20005-2001

LAWRENCE F. HAISLIP
410-823-8234

April 4, 1995

Ms. Kathleen C. Weidenhammer
Assistant to the Board
Board of Appeals of
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of the Petitions for Special Hearing,
Special Exception and Variance, SEC Reisterstown
Rd & Glyndon Drive (Lots 1 and 2) 405 Main
Streey, aka 405 Reisterstown Road, 4th
Councilmanic District, Dr. Peter J. Ferra, et ux.,
Petitioners - Case No. 95-108 SPHXA

Dear Ms. Weidenhammer:

I am transmitting to you under cover of this letter an affidavit of service respecting a Subpoena for William Hughey issued in the above-referenced matter. Please file the same.

Thank you for your assistance in this.

Very truly yours,


Lawrence F. Haislip

LFH/h
(enclosures)
File No. TT90-000

95 APR -5 PM 11:57

1. The first part of the report
 2. The second part of the report
 3. The third part of the report
 4. The fourth part of the report
 5. The fifth part of the report
 6. The sixth part of the report
 7. The seventh part of the report
 8. The eighth part of the report
 9. The ninth part of the report
 10. The tenth part of the report

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 2. The second part of the report

1. The first part of the report
 2. The second part of the report

1. The first part of the report
 2. The second part of the report

TT90-000.008
LFH
4/4/95 - 2:41pm

IN THE MATTER OF

DR. PETER J. FERRA, et ux.

**PETITIONS FOR SPECIAL
HEARING, VARIANCE, ETC.**

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY, MARYLAND

Case No. 95-108-SPHXA

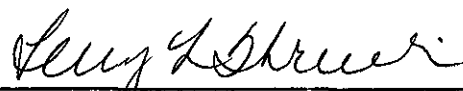
AFFIDAVIT OF SERVICE

I, the undersigned, certify that on April 4, 1994, I effected service of process by personally serving a Subpoena upon **William Hughey**, at The Office of Planning and Zoning, 4th floor, County Courts Building, Towson, Maryland 21204 to appear before the County Board of Appeals of Baltimore County.

I further certify that I am over the age of 18 and am not a party to this action.

I solemnly affirm under penalty of perjury that the contents of this Affidavit are true and correct to my knowledge.

Date: April 4, 1995



Terry L. Shriver
Miles & Stockbidge
a Professional Corporation
600 Washington Avenue
Towson, Maryland 21204
(410) 823 8198

LAW OFFICES

MILES & STOCKBRIDGE

A PROFESSIONAL CORPORATION

600 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-3965

TELEPHONE 410-821-6565

FAX 410-823-8123

10 LIGHT STREET
BALTIMORE, MD 21202-1487

300 ACADEMY STREET
CAMBRIDGE, MD 21613-1865

101 BAY STREET
EASTON, MD 21601-2718

11350 RANDOM HILLS ROAD
FAIRFAX, VA 22030-7429

30 WEST PATRICK STREET
FREDERICK, MD 21701-6903

22 WEST JEFFERSON STREET
ROCKVILLE, MD 20850-4286

1450 G STREET, N.W.
WASHINGTON, D.C. 20005-2001

LAWRENCE F. HAISLIP
410-823-8234

April 4, 1995

Ms. Kathleen C. Weidenhammer
Assistant to the Board
Board of Appeals of
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of the Petitions for Special Hearing,
Special Exception and Variance, SEC Reisterstown
Rd & Glyndon Drive (Lots 1 and 2) 405 Main
Streey, aka 405 Reisterstown Road, 4th
Councilmanic District, Dr. Peter J. Ferra, et ux.,
Petitioners - Case No. 95-108 SPHXA

Dear Ms. Weidenhammer:

I am transmitting to you under cover of this letter four counterparts of a Subpoena for William Hughey. Please issue the Subpoena and deliver them to the bearer of this letter, for service by private process.

Thank you for your assistance in this.

Very truly yours,


Lawrence F. Haislip

LFH/h
(enclosures)
File No. TT90-000

95 APR -4 PM 2:26

TT90-000.006
LFH
4/4/95 - 12:58pm

RECEIVED
COUNTY BOARD OF APPEALS
95 APR -4 PM 2:26

IN THE MATTER OF

DR. PETER J. FERRA, et ux.

**PETITIONS FOR SPECIAL
HEARING, VARIANCE, ETC.**

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY, MARYLAND

Case No. 95-108-SPHXA

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Tuesday, April 11, 1995, at Ten O'Clock A.M. in Room 48, Basement, Old Courthouse, located at 400 Washington Avenue, Towson, MD 21204, and continuing thereafter as necessary for such witness's testimony and as scheduled by the Board.

Mr. William Hughey
Area Planner
Baltimore County Office of Planning and Zoning
4th Floor
County Courts Building
Towson, Maryland 21204

Requested by:

Lawrence F. Haislip
Miles & Stockbidge
a Professional Corporation
600 Washington Avenue
Towson, Maryland 21204
Attorney for Petitioner/Appellee Dr. Peter Ferra, et ux.

The witness named above is hereby ordered to so appear before the County Board of Appeals.


County Board of Appeals of Baltimore County

RE: PETITION FOR SPECIAL HEARING, *
SPECIAL EXCEPTION, AND VARIANCE
SEC Reisterstown Rd. & Glyndon Dr. *
(Lots 1 & 2), 405 Main Street, AKA
405 Reisterstown Road, 4th Election *
District, 3rd Councilmanic

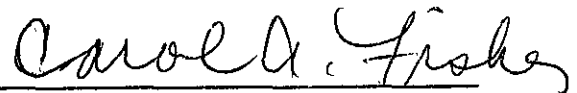
BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
CASE NO.: 95-108-SPHXA

DR. PETER J. FERRA, et ux
Petitioners

* * * * *

AFFIDAVIT OF SERVICE

I HEREBY CERTIFY that on the 15th day of March, 1995, at 4:15 p.m., I personally served copy of the attached Subpoena upon MR. TIMOTHY K. DUGAN, Chief, Planning Services, at Baltimore County Office of Planning and Zoning, County Courts Building, 4th Floor, 401 Bosley Avenue, Towson, MD 21204. Said Subpoena directed said witness to personally appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Tuesday, April 11, 1995, at 10:00 a.m. in Room 48 Basement, Old Courthouse, 400 Washington Avenue, Towson, MD 21204, and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.



CAROL A. FISHER
Legal Secretary II
People's Counsel for Baltimore County
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECORDED
COUNTY BOARD OF APPEALS

95 MAR 17 PM 11:49

RE: PETITION FOR SPECIAL HEARING, *
SPECIAL EXCEPTION, AND VARIANCE
SEC Reisterstown Rd. & Glyndon Dr. *
(Lots 1 & 2), 405 Main Street, AKA
405 Reisterstown Road, 4th Election *
District, 3rd Councilmanic

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
CASE NO.: 95-108-SPHXA

DR. PETER J. FERRA, et ux
Petitioners

* * * * *

SUBPOENA


Please issue a Subpoena to the following named witness to personally appear before the County Board of Appeals of Baltimore County at the hearing for the matter captioned above on Tuesday, April 11, 1995, at 10:00 a.m. in Room 48 Basement, Old Courthouse, 400 Washington Avenue, Towson, MD 21204, and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

WITNESS: MR. TIMOTHY K. DUGAN
Chief, Planning Services
Baltimore County Office of Planning and Zoning
County Courts Building
401 Bosley Avenue
Towson, MD 21204



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

The witness named above is hereby ORDERED to so appear before the County Board of Appeals. The Board requests () the Sheriff, () Private Process Server, to issue the Summons set forth herein.



COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Cost: \$ _____ }
Summoned: _____, 19____ } SHERIFF OF BALTIMORE COUNTY
Not Served: _____, 19____ }

RECEIVED
COUNTY CLERK
95 MAR 13 AM 11:14

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DR. + MM. PETER FERRA

405 REISTERSTOWN RD.

~~YES~~

REISTERSTOWN MD 21136

LAWRENCE F HAYSLEIP ESQ

MILES + STOCKBRIDGE PC.

600 WASHINGTON AVE.

TOWSON MD 21204

GEOFFREY C. SCHULTE
(MOKEG + ASSOC.)

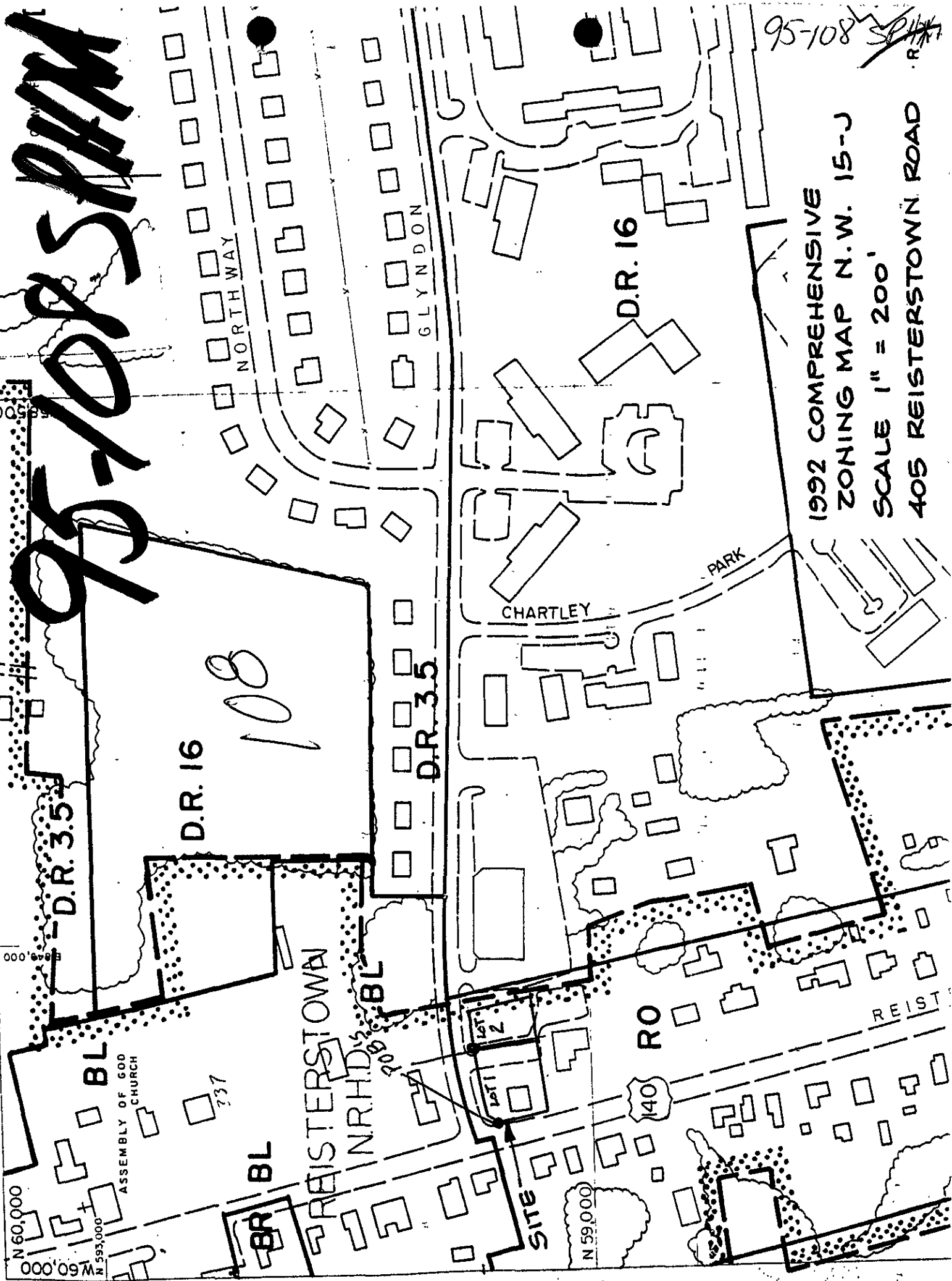
5 SHAWAN ROAD

HUNT VALLEY, MD. 21030



95-1085 RUM

95-1085 ~~SP111~~



PROPOSED RELOCATION OF

400 MAIN STREET
REISTERSTOWN, MARYLAND

A FEASIBILITY STUDY PREPARED FOR
the STATE HIGHWAY ADMINISTRATION

by

Jeffrey A. Lees, AIA

708 DUNKIRK RD. BALTIMORE, MD. 21212

(410) 377-8008

September 19, 1988

PETITIONER'S
EXHIBIT No 2



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

PLEASE REPLY TO:
DISTRICT RIGHT OF WAY OFFICE 4
2323 WEST JOPPA ROAD
BROOKLANDVILLE, MARYLAND 21022

October 11, 1994

Contract: B 698-313-470
Baltimore County Item No. 108
Case No. 95-108

Mr. Carl Richards
Zoning Coordinator
County Office Building Room 109
111 W. Chesapeake Avenue
Towson MD 21204

Dear Mr. Richards:

The State Highway Administration is working with Mr. & Mrs. Ferra on the sale of the historical house in Reisterstown. The house at 400 Main Street is to be relocated to the rear of the lot at 405 Main Street, the Ferra property, if approvals are obtained from Baltimore County Zoning.

We are hoping you can expedite these approvals so that the winter weather doesn't stop the sale and/or moving of the historical house.

Thank you for your cooperation in this matter.

Sincerely,

George Horvath
Assistant Chief
Right-of-Way District 4
Office of Real Estate

GJH:mlm

**PETITIONER'S
EXHIBIT** NO 3

(410)321-3402 FAX 321-3004

My telephone number is _____

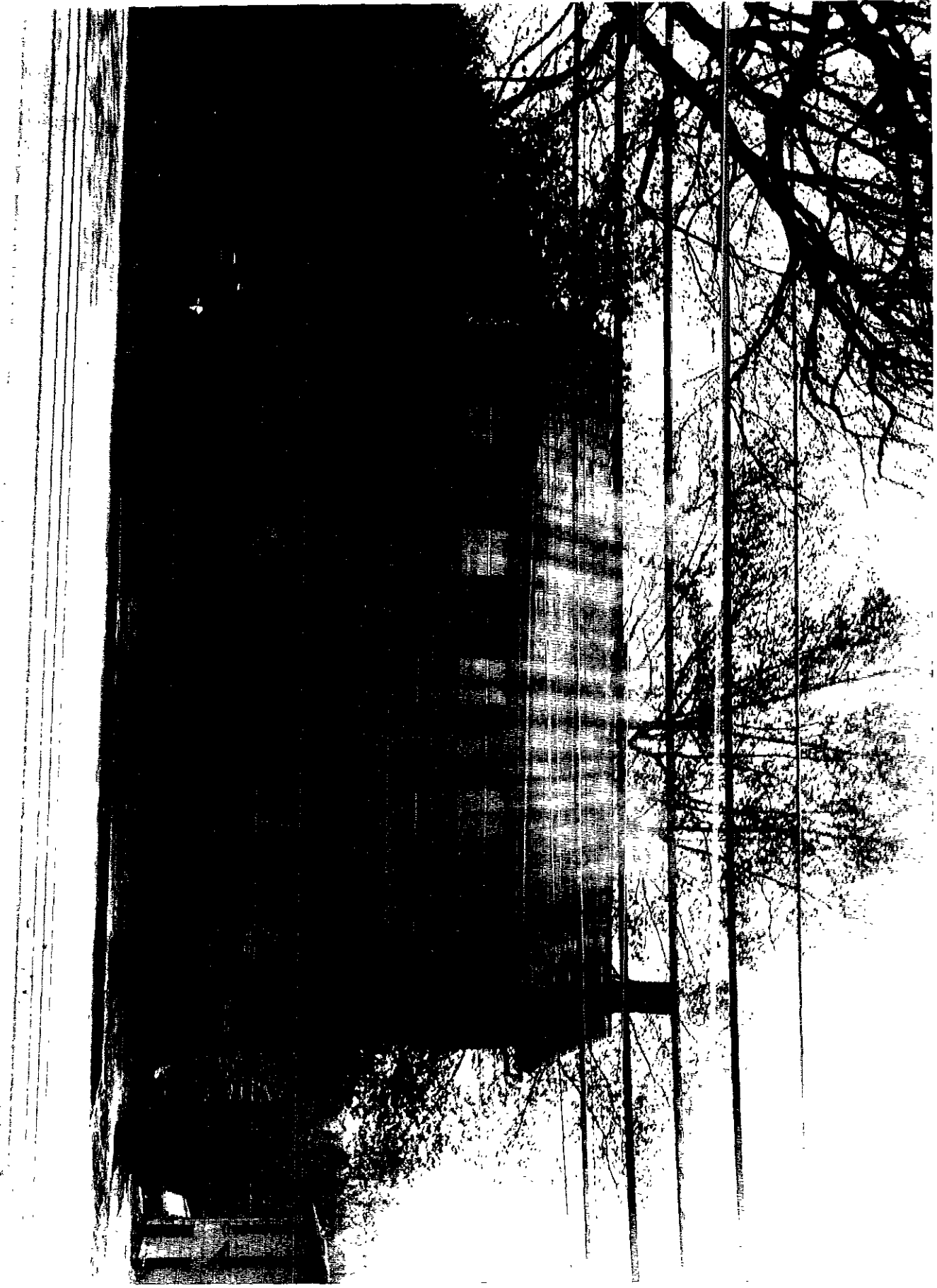
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BERNARD J. ROCHE
PHOTOGRAPHY
11715 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21136
301-833-2323

Pat. En -
2. A.



BERNARD J. ROCHE
PHOTOGRAPHY
11715 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND. 21136
301 — 833-2323

Ret. Exp.
2.B

11



BERNARD J. ROCHE
PHOTOGRAPHY
1715 REISTERSTOWN ROAD
REISTERSTOWN, MARYLAND 21136
301-833-2323

Photocopy & Exp.
2.C

PETITIONER'S PHOTOS FOR 3 A



3 B

①



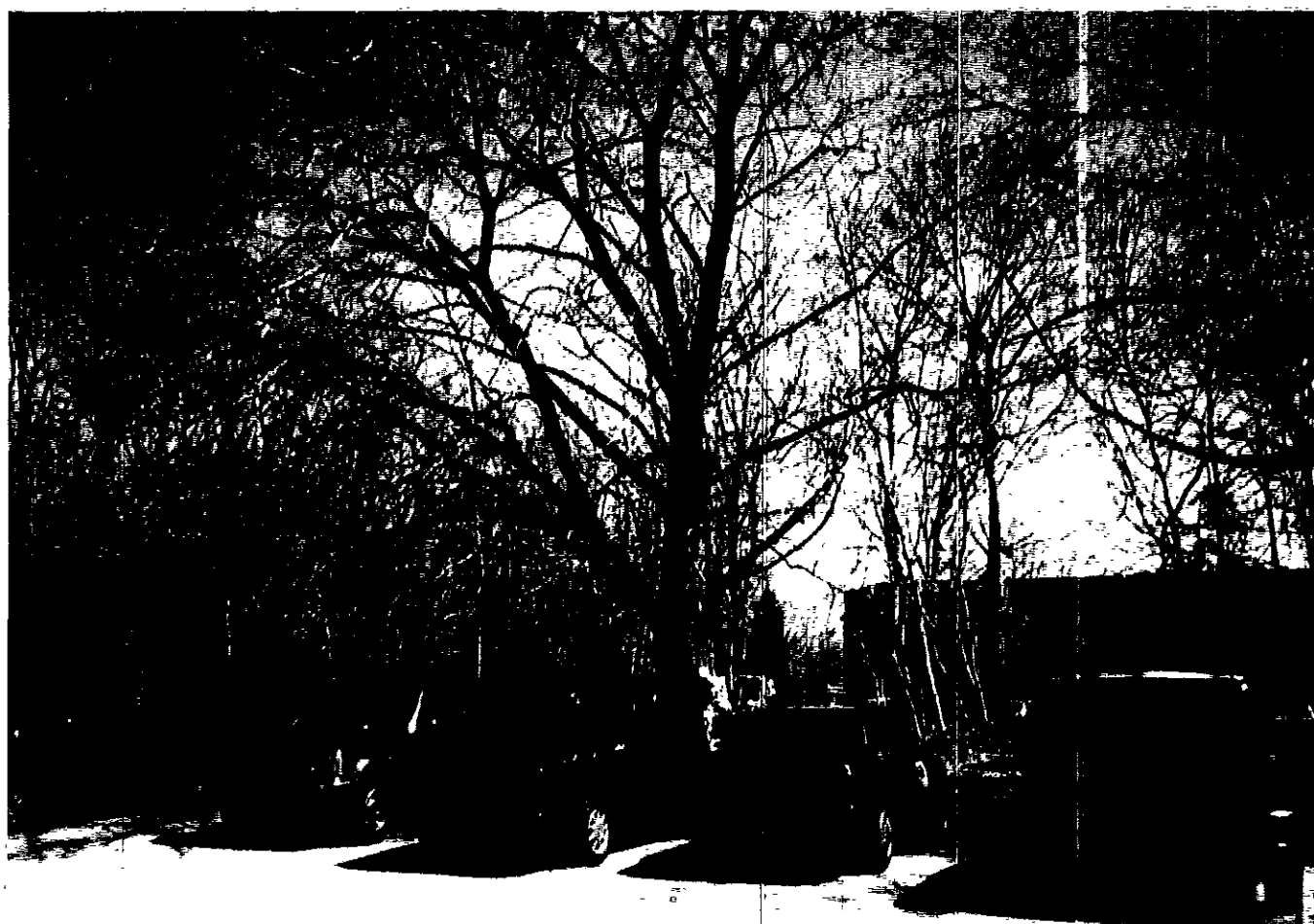
3 C

②



3D

3



3E

4



3F

(5)

Pet. Ex. 4

MEMORANDUM OF AGREEMENT FOR 400 MAIN STREET - REISTERSTOWN

THIS AGREEMENT, made and entered into this 15TH day of Feb., 1995 by and between the State Highway Administration of Maryland Department of Transportation, acting for and on behalf of the State of Maryland, (hereinafter called the "Administration"), and Dr. Peter Ferra and Mrs. Norma Ferra, (hereinafter called the "Buyers")

NOW, therefore, this Agreement witnesseth that for and in consideration of the sum of One and no/100ths Dollars (\$1.00) the Administration and the Buyers agree as follows:

1. The Administration agrees to sell the Historical House at 400 Main Street to the Buyers for the aforementioned consideration.
2. The Buyers agree to relocate the Historical House to their property to the rear of 405 Main Street.
3. The Buyers agree to pay all costs associated with the relocation of this Historical House.
4. The Buyers will be responsible for all permits required for the relocation of said Historical House and Zoning approvals required for the new site.
5. After the Buyers have spent Two Thousand and no/100ths Dollars (\$2,000.00) the Administration agrees to reimburse them for the next Eight Thousand and no/100ths Dollars (\$8,000.00) "up to" Ten Thousand and no/100ths Dollars (\$10,000.00) in engineering services, survey services, permit fees, and legal services.
6. Upon the successful relocation of the Historical House the Administration agrees to reimburse the Buyers the original Two Thousand and no/100ths Dollars (\$2,000.00) expenditure.
7. The Buyers agree that should they not be able to relocate the house for whatever reason the Administration is no longer obligated to reimburse the original Two Thousand and no/100ths Dollars (\$2,000.00) expenditure.
8. The Buyers agree to rehabilitate the exterior of the Historical House in accordance with the Secretary of the Interior's Standards and Guidelines regarding historic renovations.
9. The Buyers also agree to establish a perpetual Maryland Historical Trust Preservation Easement solely on the exterior of the structure only.
10. The Buyers agree that by July 31, 1995 the house will be moved and after that date unless written approval is given by the Administration this agreement is void, provided the Administration shall remain liable for payment as provided in paragraph 5.

We do thereby accept all the conditions described above.

Peter Ferra

Date

1-18-95

Norma Ferra

Date

1-18-95

Approved as to form and legal sufficiency

Edward Harris

Assistant Attorney General

Approved:

for

Robert J. Fyock

Director, Office of Real Estate

Hal Kassoff

Administrator

State Highway Administration

PC Exh 1

Joins Map 15

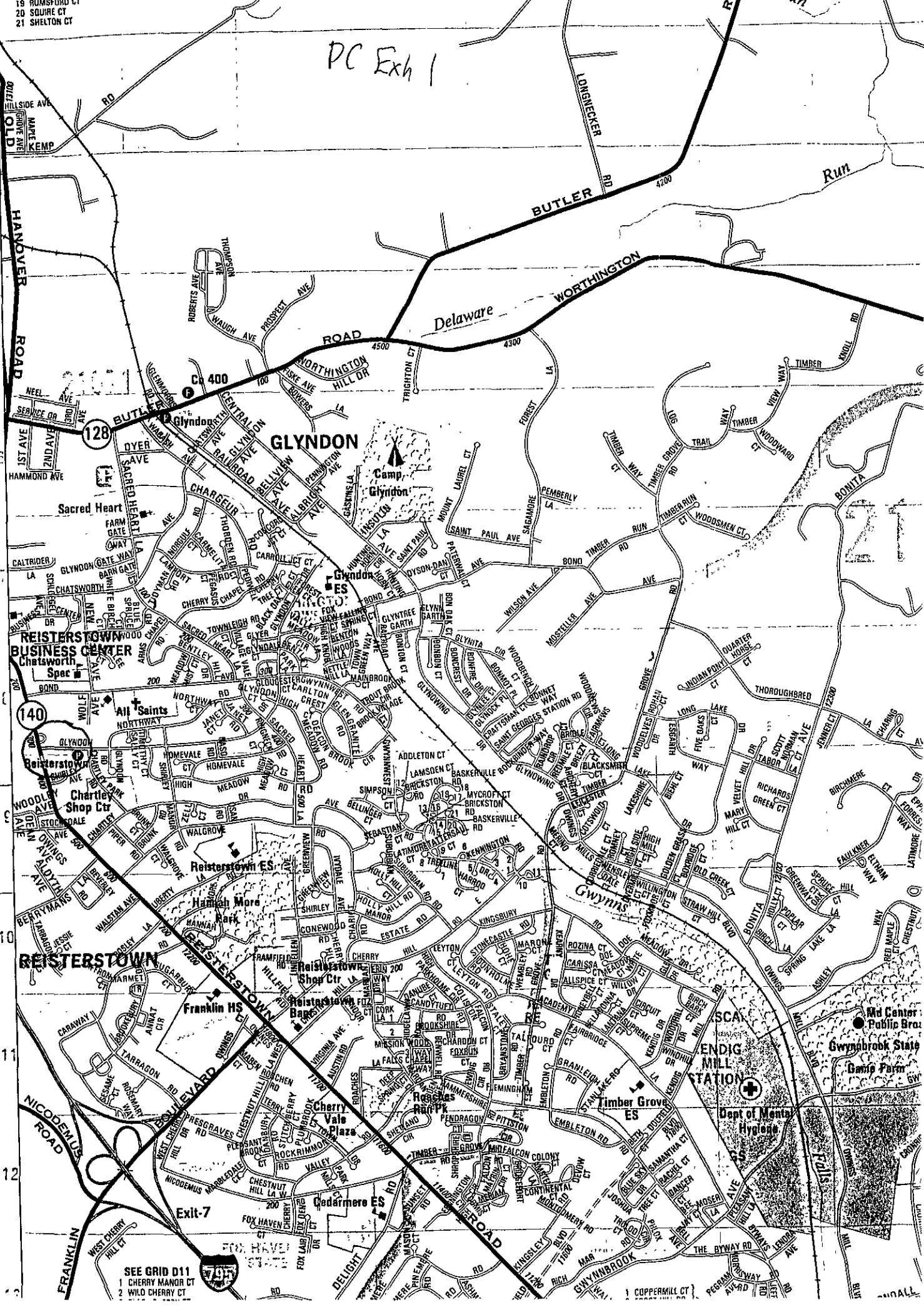
600,000 FT

39°27'30"

MD GRID 590,000 FT

11

12



CEMETERY

NORTH WAY

GLYNDON

D.R. 16

1992 COMPREHENSIVE
ZONING MAP N.W. 15-J
SCALE 1" = 200'
405 REISTERSTOWN ROAD

W 58500

D.R. 16

108

D.R. 35

CHARTLEY

PARK

D.R. 35

BL

ASSEMBLY OF GOD
CHURCH

BR BL

REISTERSTOWN

NRHD

BL

SITE

RO

REIST

N 60,000
W 60,000
N 593,000

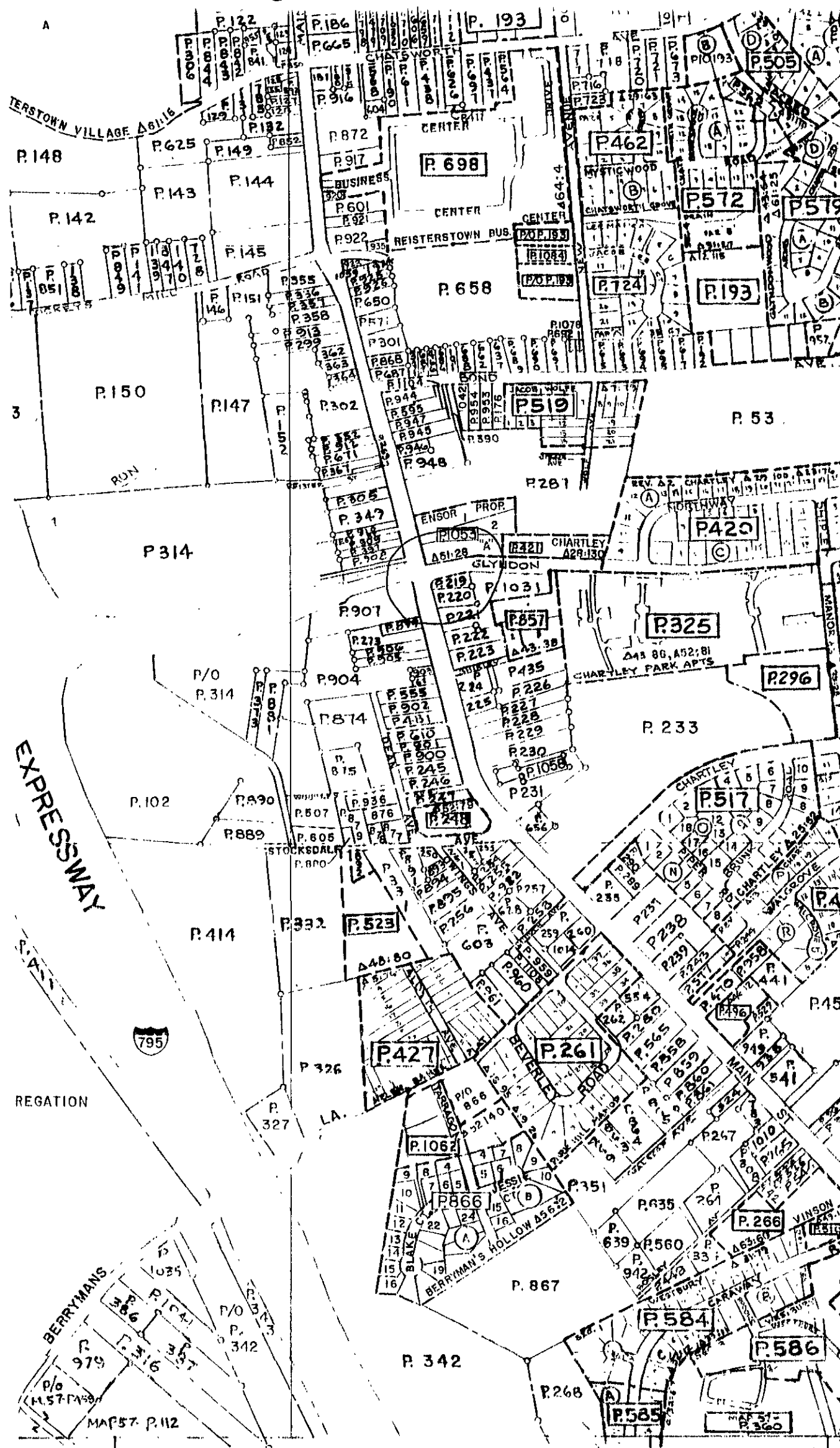
N 59,000

140

200 scale

40	GRID	PARCEL
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COPYRIGHT - MAP DIVISION - 1967,
MD. DEPT. OF ASSESS. & TAX.



1872 11071

THE DIVISION OF PRIMARY
CONTINUING COMMISSION

[illegible]

1. 349 (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP MUST BE PRECEDED BY MAP NUMBER)

31 Aug 1960

9500

D

DB | P.1120

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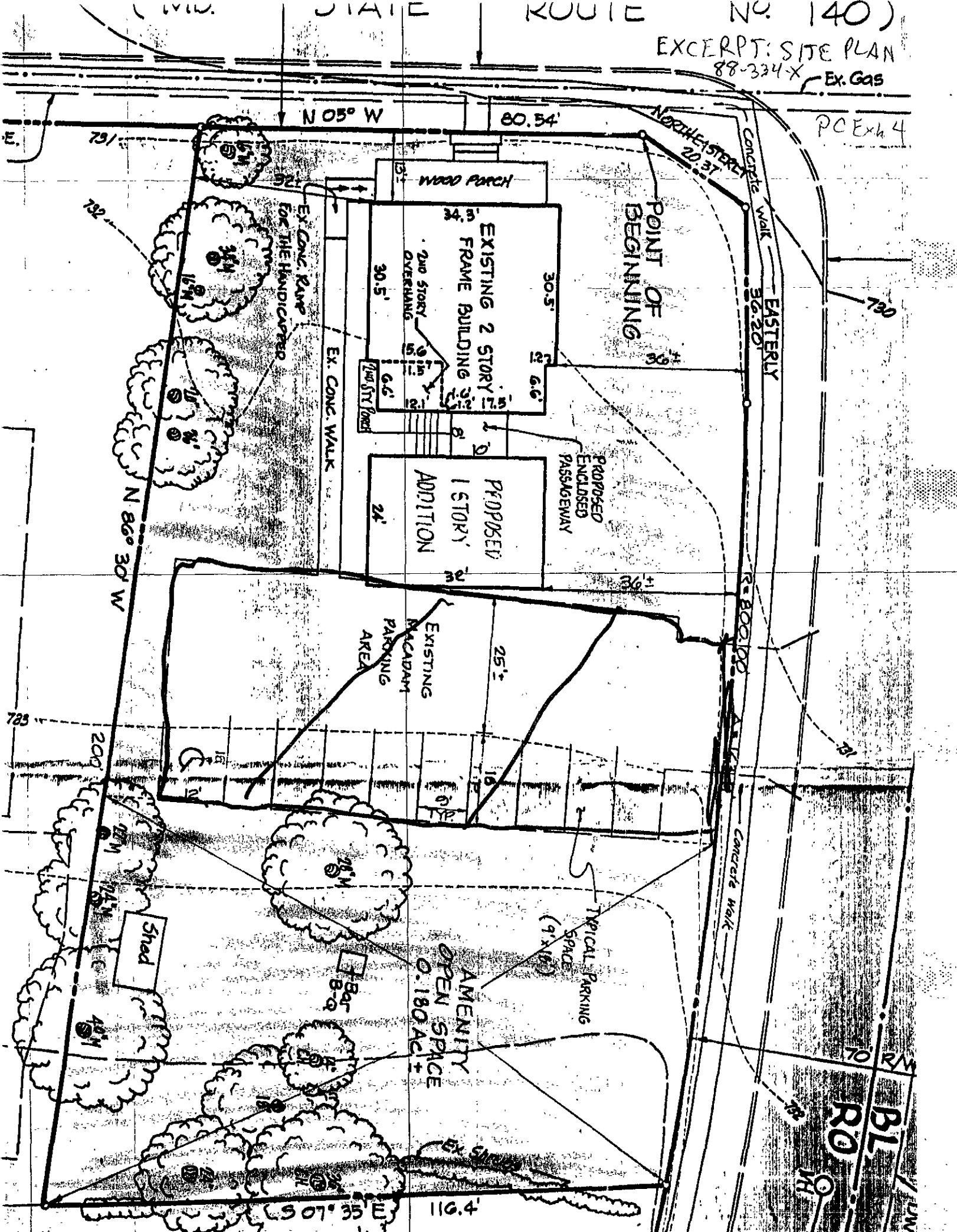
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MAP	GRID	PARCEL
40	17	

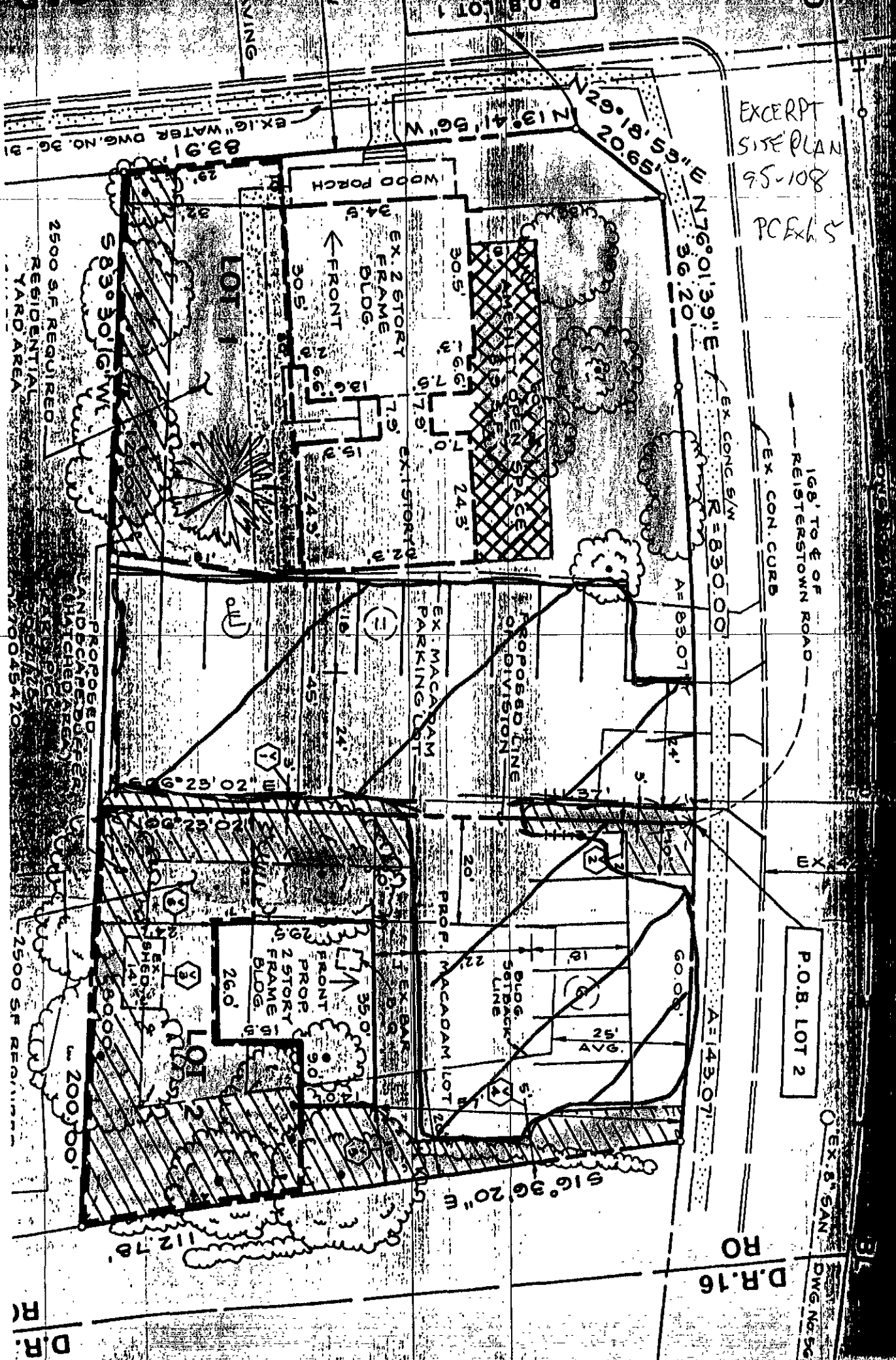
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EXCERPT
SITE PLAN
95-108

PCEXLS



**PROPOSED RELOCATION OF
400 MAIN STREET
REISTERSTOWN, MARYLAND**

**A FEASIBILITY STUDY PREPARED FOR
the STATE HIGHWAY ADMINISTRATION**

by

Jeffrey A. Loes, AIA

708 DUNKIRK RD. BALTIMORE, MD. 21212

(410) 377-8008

September 19, 1988

**PETITIONER'S
EXHIBIT No 2**

People's Counsel Ex. 9 08/15/94



Development Review Committee Request Form

✓ \$

2 Copies of the Plan are Required FEE: \$ (payable to Baltimore County and is non-refundable)

Applicant Name: Dr. Peter Ferra Filing Date: 8/10/94
Address: 405 Reisterstown Road Phone #: (410) 527-1555
Reisterstown, Maryland 21136 Acreage: 0.6
Project Name: 405 Main Street File #:
Address: Reisterstown, Maryland 21136 ADC Map #: 16A8
Councilmanic District: 3rd Election District: 4th

Request: ☐ Refinement ☒ Limited Exemption ☐ Waiver (see yellow form for requirements)
(Attach letter if necessary)

DO NOT WRITE BELOW THIS LINE! TO BE FILLED OUT BY COUNTY

Committee Action: DRC #:

- () Denied
- () Limited Exemption under Section 26-171() ()
- () Material Amendment to the plan (new CRG or HOH must be scheduled)
- () Non-material Amendment to the CRG plan forwarded to Planning Board for determination
- () Plan Refinement (submit enough plans for the agencies checked off below)
- () Waiver recommendation forwarded to Planning Board for determination
- () Waiver of Standards referred to (Department)
- () Zoning requires a () Special Hearing; () Special Exception; () Variance
- () Other

COMMITTEE COMMENTS:

Agencies to Review and Return Comments to Committee:

- () DPW () OPZ () Zoning () DEPRM () EIRD () SWM () Rec & Parks () Fire



People's Counsel Ex. 10

NW REISTERSTOWN COMMUNITY ASSOCIATION

Telephone 410-526-6410

107 Geroed Avenue
Reisterstown, Maryland 21136

April 10, 1995

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: 400 Main Street, Reisterstown

Gentlemen,

At the January 29, 1995 meeting of the NW Reisterstown Community Association, the membership heard from Susan Kessler, our representative to the Reisterstown/Owings Mills/Glyndon Coordinating Council, regarding People's Counsel's Appeal to the variances granted by Zoning Commissioner Schmidt on the above-referenced property. Mrs. Kessler outlined for our membership the details of the variances and the position of Mr. Zimmerman, namely, that the variances requested and granted were excessive and not in the best interest of the Main Street Community or the people of Baltimore County as a whole.

The subject provoked a good deal of discussion from our members: Many felt that the house at 400 Main Street, being in extremely poor repair, constituted not only an eyesore, but a safety hazard as well, and that it was well past time for something to be done about it. Further, most of our members know Dr. and Mrs. Ferra, either personally or by reputation, as fine neighbors and an asset to our Community. A smaller number made mention of the "historic" nature of the house, and were concerned that its integrity be maintained and that the house be preserved rather than ultimately torn down.

In spite of these points, however, our membership, after careful and due consideration of all aspects of the proposed move of the Ferra house from 400 Main to Glyndon Drive, voted overwhelmingly to support Mr. Zimmerman in his Appeal of the variances granted by Commissioner Schmidt. It was felt that the Ferra's lot, already the site of more than the allowable percentage of medical office space in an R-O zone, was simply too small for the proposal to be workable. In addition, our Association estimated the number of variances needed for the project as proposed to be six to eight: This was considered to be excessive, especially given the history of liberal variances on the site thus far. Further, our members

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 4, 1994

SUBJECT: 405 Main Street

INFORMATION:

Item Number: 108

Petitioner: Dr. Peter J. Ferra

Property Size:

Zoning: R.O.

Requested Action:

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comment:

The community has expressed concerns to this office regarding the ability of the site to handle the proposed improvements and off-street parking. It is essential that the issues be addressed at the time of the hearing.

Issues regarding historic preservation are contained in a memo from Tim Dugan dated September 30, 1994 (see attached). Subsequent to the Landmarks Preservation Commission meeting on October 13, 1994, staff will provide additional comments.

Prepared by:

Division Chief:

PK/JL:lw

PC & 13

MINUTES
LANDMARKS PRESERVATION COMMISSION

October 13, 1994

PRESENT: MEMBERS: Mrs. Ruth B. Mascari, Chairman
Mrs. Kathy Levin
Mrs. Barbara Weeks
Dr. Cyril O. Byron, Sr.
Mrs. Judith Kremen
Mr. Timothy M. Rodgers
Ms. Suzanne Boyer
Mr. Jeffrey A. Lees
Dr. Rhoda M. Dorsey

GUESTS: Mr. Tim Dugan, OPZ
Mr. John B. Howard
Mr. John Alexander
Mr. Mark Laken
Mr. Bob Hochberg
Mr. Kurt D. Zumwalt
Mr. Uri Ben-Or
Mr. Lenwood Johnson, OPZ
Mrs. Eleanor H. Taylor
Mr. Ron Schaeffer, Rec. & Parks
Mr. Will Baukhages
Mr. Michael Brennan
Mr. Larry R. Lundberg
Mr. Ted Baum
Mrs. Marlene Rollins
Mr. Donald Rollins

The meeting was convened at 7:30 p.m.

1. Announcements

- a. The chairman requested the members to sign a birthday card for the OPZ staff support, Mary Morlock. "She's wonderful," said Mrs. Mascari.
- b. It was agreed to write a letter to Wayne Harman of Recreation and Parks concerning the deterioration of the once-restored Pest House at County Home Park.
- c. Mark Edwards, deputy SHPO of the Maryland Historical Trust has been appointed State Historic Preservation Officer of Georgia. It was agreed to write him a letter of congratulations.

PC Ex 14

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

04/07/95

PRIMARY SCREEN

DISTRICT: 04 ACCT NO: 0413000100

SUBDIST:

OWNER NAME / MAILING ADDRESS

FERRA PETER J

FERRA NORMA C

1 WORTHINGTON RIDGE

REISTERSTOWN

MD 21136-1836

DEED REF 1) / 6530/ 797

2)

PLAT REF 1)

EXEMPT STATUS/CLASS

0 000

PRINCIPAL

RESIDENCE

NO

PREMISE ADDRESS

405 MAIN ST

TOWN GEO ADVAL TAX LAND COUNTY

CODE CODE CODE CLASS USE USE

000 81 000 C 06

LEGAL DESCRIPTION

0.455 AC

MAIN ST

SE COR GLYNDON DR

TRANSFERRED FROM: HUI JOSEPH C

MAP GRID PARCEL SUB-DIV PLAT SECT BLOCK LOT

48 17 219

05/26/83

\$85,000

PRESS: <F1> VALUES SCRIN <F2> RETURN TO LIST SCRIN <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
REAL PROPERTY SYSTEM
BALTIMORE COUNTY

04/07/95

VALUES SCREEN

DISTRICT: 04 ACCT NO: 0413000100

SUBDIST:

OWNER NAME: FERRA PETER J

TOWN CODE: 000

BASE VALUE

CURRENT VALUE

AS OF

PHASE-IN VALUE

AS OF

PHASE-IN ASSESSMENTS

AS OF

AS OF

01/01/93

07/01/95

07/01/94

07/01/95

LAND : 115,810

115,810

IMPT : 161,510

137,760

TOTAL : 277,320

253,570

253,570

101,420

101,420

PREF LAND: 0

0

0

0

0

PRIMARY STRUCTURE DATA

YEAR BUILT ENCLOSED AREA

00

PARTIAL EXEMPT ASSESSMENTS

CODE

07/01/94

07/01/95

COUNTY 000

0

0

STATE 000

0

0

MUNICIPAL 000

0

0

LAND AREA: .455 AC

PRESS: <F1> PRIMARY SCRIN <F2> RETURN TO LIST SCRIN <F3> SELECT NEXT PROPERTY

CERTIFIED TRUE COPY

BY Dorcas Eney

DATE 04/07/95

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE
SEC Reisterstown Rd. & Glyndon * ZONING COMMISSIONER
Drive (lots #1 & 2) 405 Main
St., aka 405 Reisterstown Road * OF BALTIMORE COUNTY
4th Election District
3rd Councilmanic District * Case No. 95-108-SPHXA
Dr. Peter J. Ferra, et ux
Petitioners *

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Zoning Variance for the property located at 405 Main Street in Reisterstown. Within the Petition for Special Hearing, approval is requested for an amendment to the previously approved special exception granted in case No. 88-334-X, and to approve a reduction in the area of the aforementioned special exception approval. Also requested is approval of the inclusion of the required landscape areas as part of the required residential yard areas, and for the location of an existing accessory structure (shed) to remain on lot No. 2. As to the Petition for Special Exception, same is requested to permit a Class B office building in an R.O. zone. As to the Petition for Zoning Variance, numerous variances are sought. They are:

1. From Section 203.4.C.8.c.2 to permit a 2 ft. wide landscape buffer adjacent to a non-residentially zoned property (lot 1) as narrow as 2 ft. in lieu of the required 10 ft.;
2. From Section 203.4.C.8.c.2 to permit an accessory structure (shed) to be located within the required 10 ft. wide landscape buffer adjacent to a non-residentially zoned property (#409 Main St.);
3. From Section 203.4.C.8.c.1 to permit a varying width landscape buffer with a minimum width of 5 ft. adjacent to a residentially zoned property (#15 Glyndon Drive) in lieu of the required 20 ft.;

ORDER RECEIVED FOR FILING

Date

11/3/94

By

M. Morah

4. From Section 203.4.C.4 to permit a side yard setback adjacent to a residentially zoned property of 15 ft. of the required 20 ft.;
5. From Section 203.4.C.5 to permit a rear yard setback of 24 ft. in lieu of the minimum required 30 ft.;
6. From Section 203.3.C.1 to permit off street parking to be located in the front yard of the lot in lieu of the required side or rear yard location;
7. From Section 203.4.C.1 to permit a floor area ratio of 0.37 in lieu of the maximum permitted 0.33; and,
8. From Section 203.4.C.6 to permit 0% amenity open space in lieu of the minimum required 7%

Appearing at the requisite public hearing held for this case were Dr. Peter J. Ferra and Norma C. Ferra, his wife, property owners. Also appearing was Geoffrey C. Schultz of McKee and Associates, the engineers/land surveyors who prepared the site plan marked as Petitioners' Exhibit No. 1. George Horvath, the Assistant Chief for District No. 4 for the State Highway Administration also appeared in support of the Petition. The property owners were represented by Lawrence F. Haislip, Esquire. There were no Protestants present.

This somewhat unusual case relates to the subject property located at 405 Main Street and a historic structure known as the Brown-Miller House which is presently located across Reisterstown Road (Md. Route 140) from the subject property. The subject tract, in its entirety, is approximately 1/2 acre in area and is zoned R.O. The property is located at the intersection of Glyndon Drive and Reisterstown Road in Reisterstown. Presently, the site is improved with a two story framed building and an existing one story attached addition. The current use of the property and building were approved and granted special exception relief in March 1988 under case No. 88-334.

ORDER RECEIVED FOR FILING

Date

11/3/94

By

M. Horvath

The existing building houses medical offices and the lot is also improved with a macadam parking area.

Immediately across Reisterstown Road from the site is the aforementioned Brown-Miller House. This is a historic structure which is on the Baltimore County Historic Landmarks list. Presently the structure is vacant and has been so for several years. It is owned by the State Highway Administration and situated on a proposed right of way for the extension of Glyndon Drive. Mr. Horvath noted that he has supervised efforts to relocate the house for many years. Owing to the historic character of the house and requirements of federal law, his agency is charged with the responsibility of relocating the structure as opposed to razing same to make way for the road extension. An agreement has been entered into with the Petitioners, Peter J. Ferra and Norman C. Ferra, to relocate the house on their property across the street. Mr. Horvath strongly supports the necessary variances, special exception and special hearing relief and believes that same should be granted in order to consummate the agreement and preserve the historic dwelling.

Testimony was also received from Geoffrey C. Schultz, Vice President of McKee and Associates. He described the subject property and explained the site plan. He also submitted a copy of the proposed relocation study which had been done for the house by Jeffrey A. Lees on behalf of the State Highway Administration in 1988. That study, in terms of its findings and background, is incorporated herein. Mr. Schultz noted that the Petitioners propose to relocate the house on the rear portion of the subject tract. Moreover, the property will be subdivided so as to create two lots, to be known as lot No. 1 and lot No. 2. The existing two story medical office building will remain on lot No. 1 and the Brown-Miller House will be on lot

11/3/94
Mr. Horvath

No. 2. The house will be renovated and will eventually be utilized for some office space and a residential apartment. Mr. Schultz noted that each lot meets the required parking regulations in terms of the number of spaces required. He also described the shared access to the lots from Glyndon Drive. In his opinion, the special hearing and special exception relief should be granted and he addressed each of the requirements contained in Section 502.1 of the BCZR.

Mr. Schultz also comprehensively addressed each variance. Many of the variances are related to the required setbacks and the proposed location of the Brown-Miller structure on the rear of lot No. 2. Mr. Schultz explained that the Petitioners' desire to save many of the mature trees which are shown on the site plan. In order for this preservation to be accomplished, the house must be located where shown and certain of the variances are needed. Moreover, permission is requested to allow a small shed to remain where presently located.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING
11/3/94
D. J. G. G. G.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.

28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the BCZR and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variance will be in strict harmony with the spirit and intent of the BCZR.

Lastly, testimony was received from Norma Ferra. She described fully her intended efforts to move and renovate the historic dwelling. She also indicated that substantial sums in excess of \$110,000.00 would be expended in the restoration efforts.

It is clear that the BCZR permits the use proposed in an R.O. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has

11/13/94
M. Kozak

shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 3rd day of November 1994, that, pursuant to the Petition for Special Hearing, approval to permit an amendment to the previously approved special exception granted in case No. 88-334-X, and to approve the reduction in the area of the aforementioned special exception approval, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to allow the inclusion of the required landscape areas as part of the required residential yard areas, and for the location of an existing accessory structure (shed) to remain on lot No. 2, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING

Case

By

11/3/94
M. G. Gourd

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to allow a Class B office building in an R.O. zone, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Zoning Variance, numerous variances are sought and are GRANTED, as follows:

1. From Section 203.4.C.8.c.2 to permit a 2 ft. wide landscape buffer adjacent to a non-residentially zoned property (lot 1) as narrow as 2 ft. in lieu of the required 10 ft.;
2. From Section 203.4.C.8.c.2 to permit an accessory structure (shed) to be located within the required 10 ft. wide landscape buffer adjacent to a non-residentially zoned property (#409 Main St.);
3. From Section 203.4.C.8.c.1 to permit a varying width landscape buffer with a minimum width of 5 ft. adjacent to a residentially zoned property (#15 Glyndon Drive) in lieu of the required 20 ft.;
4. From Section 203.4.C.4 to permit a side yard setback adjacent to a residentially zoned property of 15 ft. of the required 20 ft.;
5. From Section 203.4.C.5 to permit a rear yard setback of 24 ft. in lieu of the minimum required 30 ft.;
6. From Section 203.3.C.1 to permit off street parking to be located in the front yard of the lot in lieu of the required side or rear yard location;
7. From Section 203.4.C.1 to permit a floor area ratio of 0.37 in lieu of the maximum permitted 0.33; and,
8. From Section 203.4.C.6 to permit 0% amenity open space in lieu of the minimum required 7%, subject, however to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this

ORDER RECEIVED FOR FILING

Date

11/13/94

By

M. H. H. H.

Order; however, Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
DATE 11/13/96
BY Mr. Howard

IN RE: PETITION FOR SPECIAL EXCEPTION *
NE/cor. Reisterstown Road *
and Glyndon Drive *
(405 Reisterstown Road) *
4th Election District *
3rd Councilmanic District *

Peter J. Ferra, et ux *
Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 88-334-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to permit a Class B office building in an R.O. zone, as more particularly described in Petitioner's Exhibit 3.

The Petitioners, by Mrs. Norma J. Ferra, appeared, testified and were represented by Gary C. Duvall, Esquire. Also appearing on behalf of the Petition was Mr. James McKee of McKee & Associates, Inc., civil engineers. There were no Protestants present at the hearing.

Testimony proffered on behalf of the Petitioners indicated that the subject property is located at the corner of Reisterstown Road and Glyndon Drive, is zoned R.O., and is currently improved with a two-story historical dwelling which has been converted to medical offices for the Petitioner, Peter J. Ferra, a pediatrician. The Petitioners propose constructing an addition to provide an office for the Petitioner, an office for his office manager, a lunchroom, and two proposed future examining rooms. Dr. Ferra is the only physician practicing at this location. The current use and proposed use meet the requirements for a Class B office building as defined by the Baltimore County Zoning Regulations (B.C.Z.R.). The proposed addition will be only one-story high and the existing structure is only 26 feet high, as shown on Petitioner's Exhibit 3.

On behalf of the Petition, a letter dated December 11, 1987 from the Landmarks Preservation Commission for Baltimore County was submitted as Petitioner's Exhibit 1, which indicated that the proposed addition would not detract

Letter of Substantive

from the architectural qualities of the National Register Historic District and that said letter constituted a "certificate of appropriateness."

Also submitted as Petitioner's Exhibit 2 was correspondence dated February 22, 1988 from the Office of Planning permitting a waiver of the required widening of Glyndon Drive. Proffered testimony was to the effect that Glyndon Drive had just recently been widened prior to the application for the Petition for Special Exception in the instant case. It was proffered and Mr. McKee so indicated that he would testify that the proposed addition would comply with the requirements of Section 502.1 of the B.C.Z.R., and that, in general, the proposed addition would not pose a danger or be detrimental to the health, safety or general welfare of the locality involved.

There were no adverse comments submitted by the Zoning Plans Advisory Committee in this case.

It is clear that the B.C.Z.R. permit the use proposed in a R.O. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 3 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, it appears that the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of March, 1988 that a Class B office building in an R.O. zone, in accordance with Petitioner's Exhibit 3, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

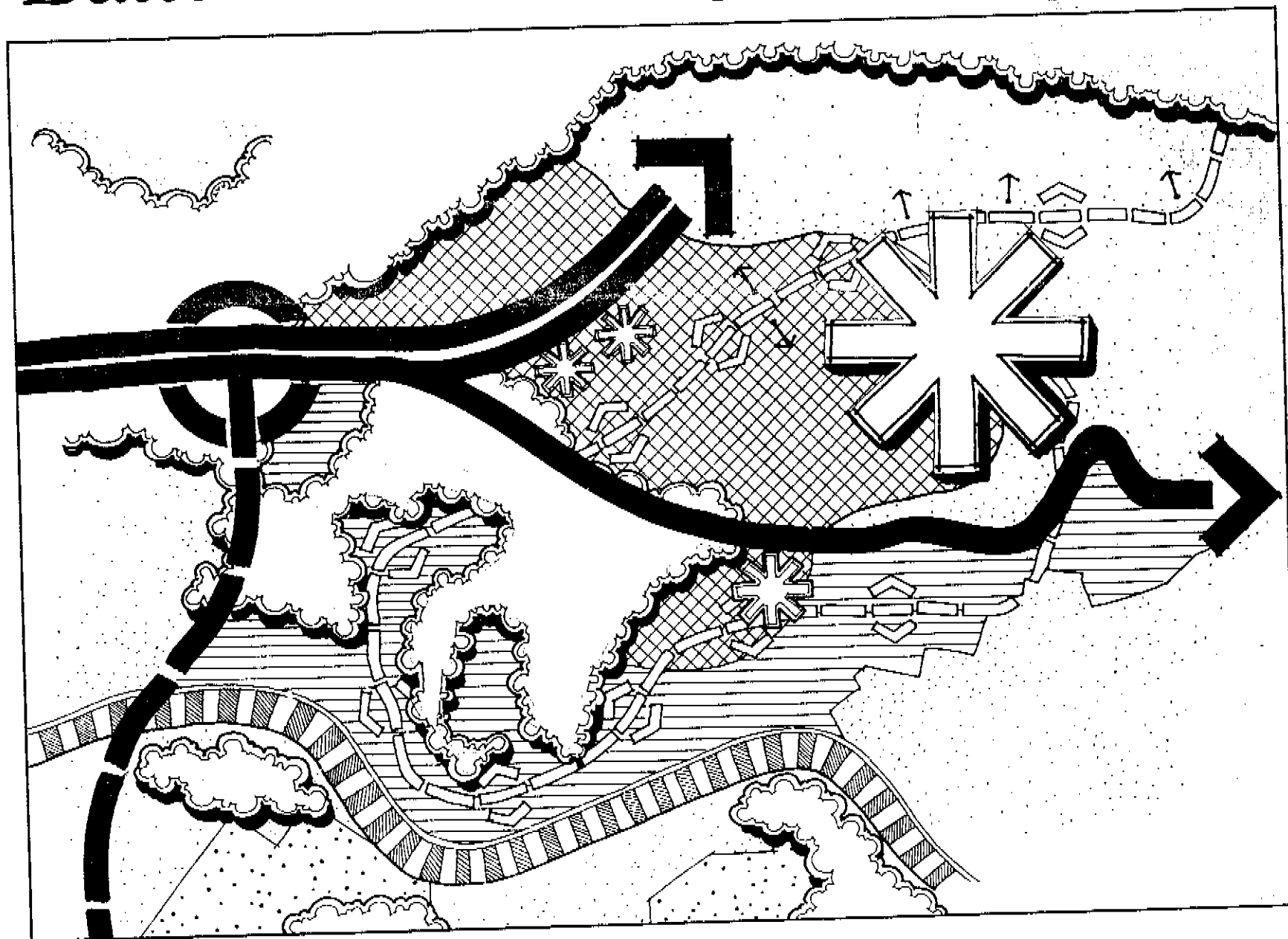
JRH:bjs

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

RECEIVED

Master Plan

Baltimore County 1989-2000



As adopted February 5, 1990

TRANSPORTATION PLAN

TRANSPORTATION ACCESS AND CORRIDOR IMPROVEMENT STUDIES

The County, in conjunction with the Maryland Department of Transportation (MDOT) and the Baltimore Regional Council of Governments, will consider undertaking eight transportation access/corridor studies over the next decade. The pace of these studies depends upon their funding and priority in MDOT's Statewide program.

The Transportation Access Studies will be conducted to analyze various options for accommodating existing and future travel demands. These planning studies are needed because of problems caused by existing traffic using inadequate facilities for work, school and leisure travel. The analysis will include the various multi-modal transportation strategies of reconstructing existing facilities, constructing new facilities, intersection improvements, signalization, linking contiguous communities in Growth Areas, and other low capital investment strategies. Also, these studies will provide a full opportunity for community and individual concerns and alternatives to be addressed.

Rolling Road Area Study: The County will participate in the analysis and implementation of improvements to address local and through traffic in this corridor. The range of alternatives will emphasize Transportation System Management improvements to the existing roadway system. These TSM enhancements will be developed as a coordinated effort among the State, County and citizens of Catonsville. The construction of new roads, in an area defined by Wilkens Avenue, South Rolling Road, Frederick Road and the Patapsco River will not be considered as a solution to the traffic conditions on Rolling Road. Further, the widening of the existing North and South Rolling Roads in Catonsville from I-70 to Valley Road will not be considered. Designated as #1 on the Transportation Concept Map.

Howard County Access Study: This study will address movement between Howard County/Columbia and Owings Mills. Designated as #2 on the Transportation Concept Map.

Valleys Access Study: This study will address cross-county movement between Carroll County/Owings Mills and Hunt Valley/Bel Air. Designated as #3 on the Transportation Concept Map.

Harford County Access Study: This study will address inter-county movement between Towson/White Marsh in Baltimore County and Bel Air/Aberdeen in Harford County. Designated as #4 on the Transportation Concept Map.

I-83/I-695 Interchanges Study: This study will focus on the analysis of the operating conditions of the Jones Falls Expressway and the Baltimore Harrisburg Expressway Interchanges. This study will commence after the Beltway improvements are completed. Designated as #5 on the Transportation Concept Map.

Hanover Pike Area Study: This study will focus on developing alternative transportation improvements that are needed to reduce the significant number of fatal accidents that have occurred in this corridor over the last five years. A full complement of multi-modal alternatives will be considered, including the possible construction of a relocated MD 30 and institution of commuter rail service. Designated as #6 on the Transportation Concept Map.

Greenspring Avenue Access Study: This study will evaluate alternative transportation improvements for the area bounded by the Baltimore City line on the south; Falls Road on the east; I-695, Greenspring Avenue, and Old Court Road on the north and, Seven Mile Lane on the west. Designated as #7 on the Transportation Concept Map.

Northwestern Beltway Commuter Study: A traffic analysis will be undertaken on the northwestern section of I-695, including all arterials that intersect the Beltway. Commuter traffic on I-83, I-795, MD140, MD26, I-70 and US40 is ultimately adding to the severe stress currently occurring on I-695. Multi-modal alternatives to using the Beltway in accessing employment centers will be the primary focus of this study. The alternatives to be investigated will not be limited to radial roads or single jurisdictions and community direction will be sought in developing the scope of future transportation improvements. Designated as #8 on the Transportation Concept Map.

TRANSIT CORRIDOR STUDIES: The County in conjunction with the Maryland Department of Transportation and the Baltimore Regional Council of Governments, will conduct transit corridor studies in the Western and Eastern Sectors. These studies will have their initial analysis accomplished by the ongoing MDOT Commuter Assistance Study. Further in-depth analysis will take place when statewide and regional priorities are established. Designated as A & B on the Transportation Concept Map.

PROGRAMMED AND NON-PROGRAMMED TRANSPORTATION IMPROVEMENTS

PROGRAMMED TRANSPORTATION IMPROVEMENTS: All of the items in this group are included either within the State's 1990-1995 Consolidated Transportation Program or within the FY 1990 Capital Budget, 1991-1995 Capital Program as recommended by the County Planning Board; the indicated County projects will be corrected, as necessary, based on the County Council's final decisions. It is important to understand that inclusion within a capital program does not necessarily mean a project will be constructed, or even that construction would begin during that period. Many of the projects are programmed for the completion of planning and/or preliminary engineering, pending the availability of additional funding to acquire rights-of-way or begin construction.

Roads: The needs for improvements to these road segments are generally self-evident, having been identified in many successive capital programs.

Interchanges: Currently, interchanges at I-83/Warren Road and MD43/MD7 are programmed for construction. Also, planning studies are programmed for a future interchange at I-83/Thornton Mill Road and an upgrading of the interchange at I-83/Padonia Road.

Light Rail: The Central Light Rail Line from Hunt Valley to Glen Burnie and BWI Airport.

Commuter Rail: The Amtrak line from Perryville through Chase and Middle River to downtown Baltimore.

NON-PROGRAMMED TRANSPORTATION IMPROVEMENTS: Serious shortages of revenues continue to prevent both the County and the State from scheduling action on a large number of needed transportation projects. The items in this group have all been identified from one or more sources either as desirable improvements or worthy of serious study, but none have yet been scheduled for implementation. They are shown on the Sector maps so the County can prevent future options from being foreclosed by development.

ACTIONS:

1. Consider the consolidation of the present zoning patterns on Route 40, west of the Beltway. If redevelopment opportunities arise, the possibility of an auto park plaza could be an appropriate use in this area. No additional commercial zoning should be granted during the 1992 zoning process.
2. Redesign the Beltway interchange at Route 40 to provide better access to Westview Mall, thereby encouraging redevelopment of the mall.
3. The fledgling Gateway West community association should be given County support and encouragement as they proceed with their Route 40 streetscape enhancement efforts.
4. A corridor plan should be prepared with active participation of local businesses to identify methods of improving site and building quality, signage, landscaping and accessibility. All redeveloped commercial centers should be designed with service roads that connect to adjacent commercial uses to reduce the number of entries into Route 40.

TRANSPORTATION

Transportation improvements directly related to Owings Mills are identified in the section on the Owings Mills Growth Area and the major transportation access studies related to the Western Sector are described in the section on County-wide transportation. The other strategic transportation elements in the Sector are summarized below. None are expected to proceed beyond the study stage in the early 1990s. All of the studies are or will be done in cooperation with local community and development interests and, for most of the projects, with State, Regional and Federal interests. The evaluations will include analysis of the "no action" option. These studies include:

1. Establishing commuter rail service from Milford Mill to Westminster.
2. The construction of an interchange on I-70 at Patapsco.
3. Reconsideration of an earlier Master Plan proposal to construct the new Windsor Boulevard from Rolling Road to Marriottsville, in light of the final Council decision on development in Patapsco and the cost implications of environment concerns expressed by the Department of Environmental Protection and Resource Management.
4. Thorough study of all of the options for addressing cross-county transportation needs. In the Western Sector this will involve an investigation of possible alternatives in a wide corridor from Route 29 in Howard County through the Granite area to Owings Mills.
5. The possibilities for enlarging the regional Mass Transportation Network by constructing light rail lines within a broad, City-based study corridor ranging from Woodlawn to Catonsville.
6. Further examination of the options for dealing with traffic problems in the South Rolling Road corridor. All efforts will be made to complete this study prior to the 1992 Comprehensive Zoning Map process.

PROGRAMMED PROJECTS			WESTERN SECTOR
PROJECT	PROJECT LIMITS	TYPE OF IMPROVEMENT	
1 Alabama Ave	MD648 (Annapolis Rd) to Baltimore St	W/C	
2 Michigan Ave	MD648 (Annapolis Rd) to Baltimore St	W	
3 Vermont Ave	MD648 (Annapolis Rd) to Baltimore St	W	
4 MD648 (Annapolis Rd)	City Line to Florida Ave	U	
5 MD648 (Annapolis Rd) Bridge	Over Patapsco River	R	
6A MD295 (B/W Expwy)	City Line to Anne Arundel Co	W	
6B I-695 (Balto Bltwy)	US40 (Balto Nat'l Pike) to Anne Arundel Co	W	
7 Vero Rd Ext	City Line to US1 Alt (Washington Blvd)	C	
8 MD644 (Francis Ave) Bridge	Over Amtrak	R	
9 Benson Ave	City Line to I-695 (Balto Bltwy)	U	
10 Leads Ave	MD372 (Wilkins Ave) to US1 (Southwestern Blvd)	U	
11 Maiden Choice Lane	MD372 (Wilkins Ave) to MD144 (Frederick Rd) via Paradise Ave	U	
12 Lakeside Dr	Painters Mill Rd to Dolfield Blvd	C	
13 Rockwell Ave	Chalfonte Dr to Old Frederick Rd	U	
14 Westchester Ave	MD144 (Frederick Rd) to Rockwell Ave	U	
15 Dogwood Rd	Rolling Rd to Woodlawn Dr	U	
16 Rolling Rd	Security Blvd to MD26 (Liberty Rd)	W	
17 Milford Mill Rd	Templecliff Rd to Greenwood Rd	U	
19 Church Lane	McDonogh Rd to Old Court Rd	U	
20 MD26 (Liberty Rd)	Offutt Rd to Deer Park Rd	U	
21 McDonogh Rd	Painters Mill Rd to MD140 (Reisterstown Rd)	W	
22A Owings Mills Blvd	Extended to Lyons Mill Rd	C	
22B Lyons Mill Rd	Owings Mills Blvd to MD26 (Liberty Rd)	U	
23 Red Run Blvd	Owings Mills Blvd to Franklin Blvd	C	
23A Red Run Blvd	Painters Mill Rd to McDonogh Rd	C	
24 Owings Mills Blvd	MD140 (Reisterstown Rd) to Glynwings Dr	C	
25 Dolfield Blvd	I-795 (Northwest Expwy) to Owings Mills Blvd	C	
26 Cherry Hill Rd	Ext'd to Owings Mills Blvd	C	
27 Glyndon Dr	Ext'd to MD128 (Butler Rd)	C	
28 Sacred Heart Lane	Ext'd to Chatsworth Ave	C	
29 I-695 (Balto Bltwy)	MD140 (Reisterstown Rd) to MD702 (Southeast Frwy)	W	
AA Central Light Rail	City Line to Anne Arundel Co	C	
AB CSX Commuter Rail	City Line to Howard Co	U	
AC Amtrak Commuter Rail	City Line to Anne Arundel Co	U	

NON-PROGRAMMED PROJECTS

PROJECT	PROJECT LIMITS	TYPE OF IMPROVEMENT
2 Valley Rd	Hilltop Rd to MD372 (Wilkins Ave)	W
3 MD144 (Frederick Rd)	Rolling Rd to I-695 (Balto Bltwy)	S
4 Geips Rd	Rolling Rd to Nuwood Dr	C
5A Fairbrook Rd	Ext'd to Windsor Blvd	C
5B Lord Baltimore Dr	Ext'd to Dogwood Rd	C
6A Security Blvd	Extend Westerly	C
6B I-70	Interchange at Patapsco	C
7 Windsor Blvd	Rolling Rd to Windsor Mill Rd	C
9 Milford Mill Rd	MD26 (Liberty Rd) to Washington Ave	U
11 I-695 (Balto Bltwy)	Ramps to Old Court Metro Sta	C
12 Allenswood Rd	Southall Rd to Collier Rd	C
13 Owings Mills Blvd	Winands Rd to Lyons Mill Rd	C
14 Horsehead Rd	Owings Mills Blvd to McDonogh Rd	C
15 Deer Park Rd	Dolfield Blvd - MD26 (Liberty Rd)	W
16 Dolfield Blvd	I-795 (NW Expwy) to Deer Park Rd	W
17 I-795 (NW Expwy)	Interchange at MD37 (McDonogh Rd)	C
18 I-795 (NW Expwy)	Interchange at Dolfield Blvd	C
19 I-795 (NW Expwy)	Interchange at Glyndon Dr	C
20 Glyndon Dr	I-795 (NW Expwy) to MD140 (Reisterstown Rd)	W
21A MD140 (Reisterstown Rd)	Glyndon Dr to I-695 (Balto Bltwy)	W
21B MD140 (Reisterstown Rd)	Old Court Rd to City Line	W
22 Gwynnwest Rd	Ext'd to Cherry Hill Rd	C
23 Pleasant Ridge Dr	Ext'd to Dolfield Blvd	C
BB Metro Station	I-795 (NW Expwy) at McDonogh Rd	S
BC CSX Commuter Rail	Milford Mill Metro Sta to Carroll Co	S

TRANSPORTATION STUDIES

- 1 Rolling Road Area Study
- 2 Howard County Access Study
- 6 Hanover Pike Area Study
- 7 Greenspring Avenue Access Study
- 8 Northwestern Beltway Commuter Study

TRANSIT STUDIES

























- A Western Transit Area Study

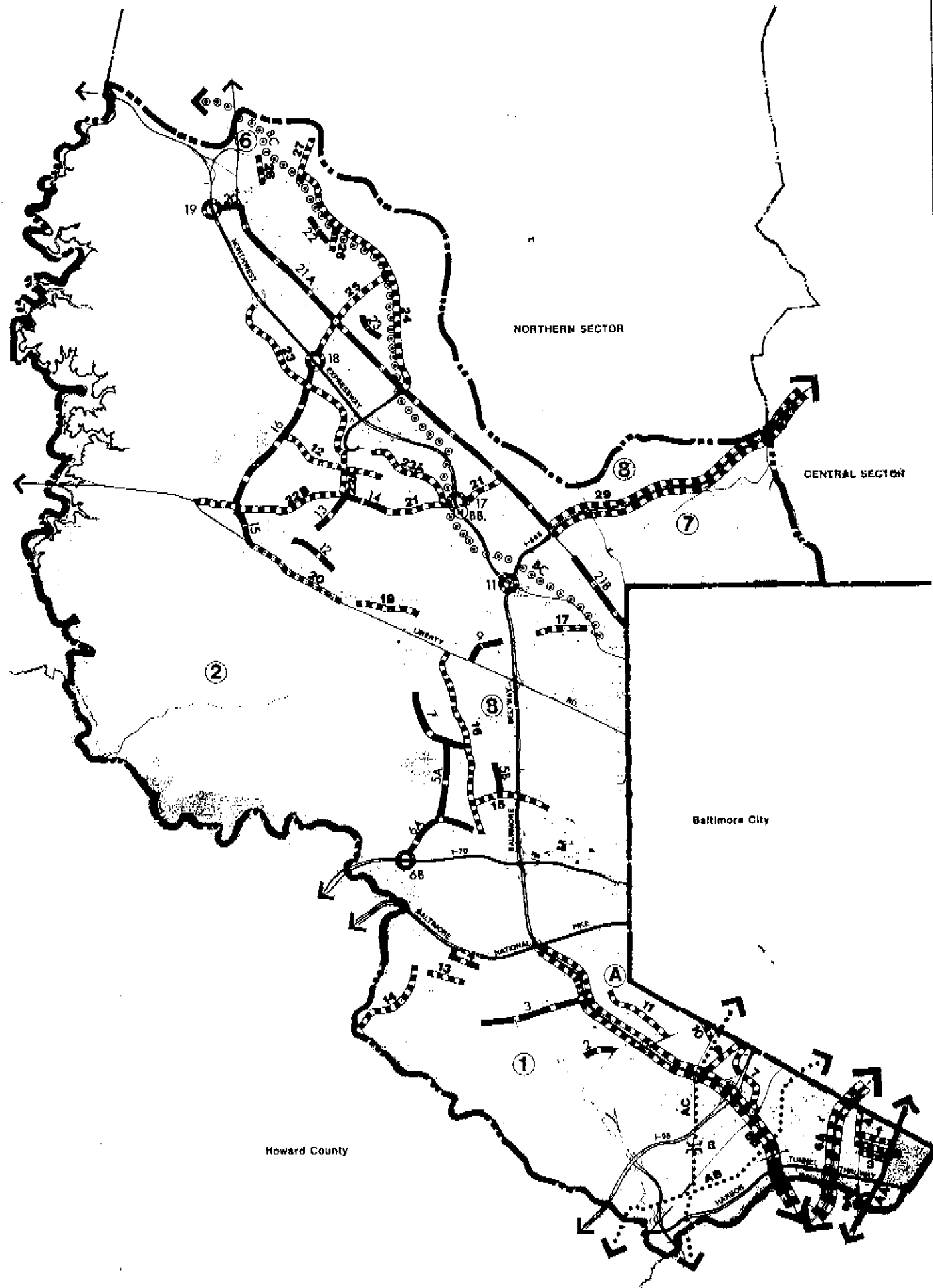
NOTE: R = Replace
W = Widen
U = Upgrade
C = Construct
P/E = Planning/Engr.
S = Study

Programmed projects are those that are either in the County CIP or State CIP.

Non-programmed projects are those that have been discussed or identified to meet future transportation needs.

TRANSPORTATION

-  PROGRAMMED INTERSTATE HIGHWAY IMPROVEMENTS
-  PROGRAMMED ROADWAY IMPROVEMENTS
-  NON-PROGRAMMED ROADWAY IMPROVEMENTS
-  PROGRAMMED INTERCHANGE IMPROVEMENTS
-  NON-PROGRAMMED INTERCHANGE IMPROVEMENTS
-  BRIDGE IMPROVEMENTS
-  AIRPORT IMPROVEMENTS
-  PROGRAMMED PROJECTS
-  NON-PROGRAMMED PROJECTS
-  PROGRAMMED LIGHT RAIL PROJECTS
-  NON-PROGRAMMED LIGHT RAIL PROJECTS
-  PROGRAMMED COMMUTER RAIL PROJECTS
-  NON-PROGRAMMED COMMUTER RAIL PROJECTS
-  METRO STATION
- TRANSPORTATION STUDIES**
-  ROLLING ROAD STUDY AREA
-  HOWARD COUNTY ACCESS STUDY
-  VALLEYS ACCESS STUDY
-  HARFORD COUNTY ACCESS STUDY
-  I-83 STUDY AREA
-  HANOVER PIKE STUDY AREA
-  GREENSPRING AVENUE ACCESS STUDY
-  NORTHWESTERN BELTWAY COMMUTER STUDY
- TRANSIT STUDIES**
-  WESTERN TRANSIT STUDY AREA
-  EASTERN TRANSIT STUDY AREA



SITE TABULATION

1. Section District No. 4
2. Census Tract No. 4008.00
3. This site lies within the National Register Historic Maryland Historic Preservation List as Inventory DB1239
4. The existing dwelling to be relocated is registered on the Maryland Historic Preservation List as Inventory DB1239
5. This site has received a limited exemption under Section 24-211(c) of the Development Regulations (DRC Number 24-211(c))
6. This site was the subject of a previous zoning hearing as held by the Board of Ordinance and Code Enforcement in which a use exception (Office, Medical Office, and Residential) was granted. The maximum required setback of 25 feet and therefore does not apply. The existing building is located on the lot and is not being replaced.
7. All signs will comply with applicable zoning regulations.
8. The existing building is located on the lot and is not being replaced.
9. The existing building is located on the lot and is not being replaced.
10. The existing building is located on the lot and is not being replaced.
11. The existing building is located on the lot and is not being replaced.
12. There are no streams or wetlands within 100 feet of this site.
13. These lots will operate on public water and sewer.

GENERAL NOTES

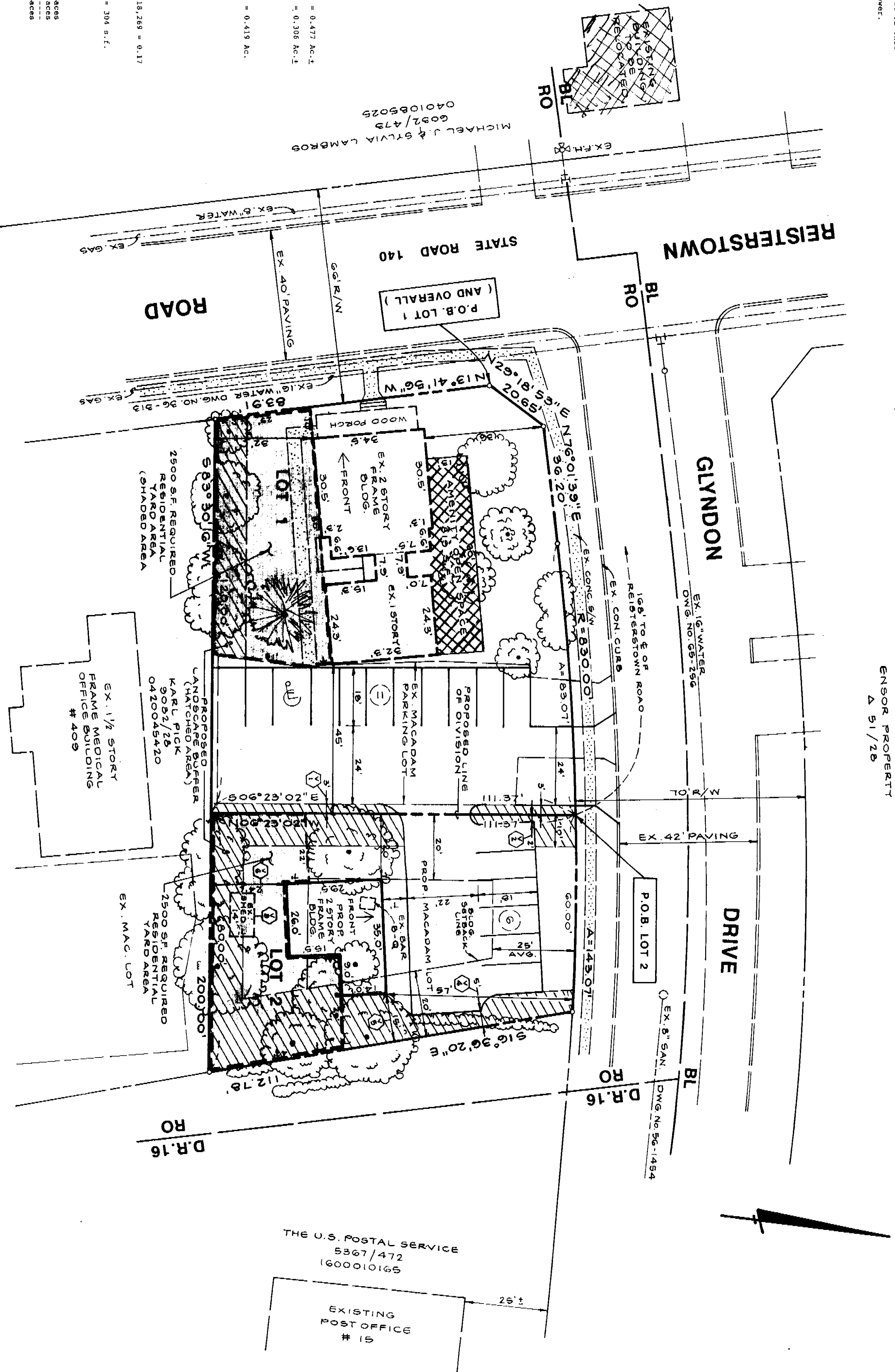
LOT ONE	
Gross Area:	20,769 s.f. = 0.477 Ac.
Net Area:	13,329 s.f. = 0.306 Ac.
Residential Yard Area Required:	2,500 s.f.
Residential Yard Area Provided:	2,500 s.f.
Adjusted Gross Area:	18,269 s.f. = 0.419 Ac.
Proposed Uses:	
First Floor - medical office	
Second Floor - single apartment	
Floor Area:	1,940 s.f.
Second Floor:	1,250 s.f.
Total:	3,190 s.f.
Floor Area Ratio:	3,190 s.f./0.306 = 0.17
Area of Interior Parking Lot:	4,344 s.f.
Amenity Open Space Required:	4,344 x 78 = 304 s.f.
Amenity Open Space Provided:	819 s.f.
Parking Required: - none required	
First Floor - 1,940/2,000 x 4.5 = 9 spaces	
Second Floor - 1,250/2,000 x 4.5 = 2.8 spaces	
Total: 11 spaces	

LOT TWO

Gross Area:	9,603 s.f. = 0.220 Ac.
Net Area:	7,803 s.f. = 0.179 Ac.
Residential Yard Area Required:	2,500 s.f.
Residential Yard Area Provided:	2,500 s.f.
Adjusted Gross Area:	7,103 s.f.
Proposed Uses:	
Basement - storage, 1,100 s.f.	
First Floor - single apartment	
Second Floor - single apartment	
Floor Area:	893 s.f.
Second Floor:	893 s.f.
Total:	2,625 s.f.
Floor Area Ratio:	2,625 s.f./0.179 = 0.37
Area of Interior Parking Lot:	2,265 s.f.
Amenity Open Space Required:	78 of 22,165 = 159 s.f.
Amenity Open Space Provided:	0 s.f.

Parking Required: - none required	
Basement - none required	
First Floor - 893/2,000 x 4.5 = 2.04 spaces	
Second Floor - 893/2,000 x 4.5 = 2.04 spaces	
Total: 5 spaces	

Parking Provided: 6 spaces



McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: G.C.S.
Drawn by: W.D.G.
Checked by: G.C.S.
Job Number: 94-16

James W. McKee Date
Maryland Registered No. 9012

OWNER

PETER J. FERRA & NORMA C. FERRA
405 REISTERSTOWN ROAD
REISTERSTOWN, MD 21136
DEED REFERENCE: 6530 / 797
ACCOUNT NUMBER: 04-13-000100

VARIANCE REQUESTS

1. Section 203.4.C.8-c.2 to permit a 3 foot wide landscape buffer adjacent to a non-residentially zoned property (lot two) in lieu of the required 10 feet.

Lot One

1. Section 203.4.C.8-c.2 to permit a 2 foot wide landscape buffer adjacent to a non-residentially zoned property (lot one) as narrow as 2 feet in lieu of the required 10 feet.
2. Section 203.4.C.8-c.2 to permit an accessory structure (shed) to be located within the required 10 foot wide landscape buffer adjacent to a non-residentially zoned property (409 Main Street).
3. Section 203.4.C.8-c.1 to permit a varying width landscape buffer with a minimum width of 5 feet adjacent to a residentially zoned property (\$15 Glyndon Drive) in lieu of the required 20 feet.
4. Section 203.4.C.4 to permit a side yard setback adjacent to a residentially zoned property of 15 feet in lieu of the required 20 feet.
5. Section 203.4.C.5 to permit a rear yard setback of 24 feet in lieu of the minimum required 30 feet.
6. Section 203.3.C.1 to permit off-street parking to be located in the front yard of the lot in lieu of the required 10 feet of off-street parking.
7. Section 203.4.C.1 to permit a floor area ratio of 0.37 in lieu of the maximum permitted 0.33.
8. Section 203.4.C.6 to permit zero percent amenity open space in lieu of the minimum required 7 percent.

SPECIAL HEARING REQUESTS

1. To approve:
2. The amendment of the previously approved special exception (Case No. 88-334X).
3. The reduction of the previously approved special exception (Case No. 88-334X) to the newly of the configured lot one.
4. The inclusion of the required landscape areas as part of the existing accessory structure (shed) on lot two to remain.

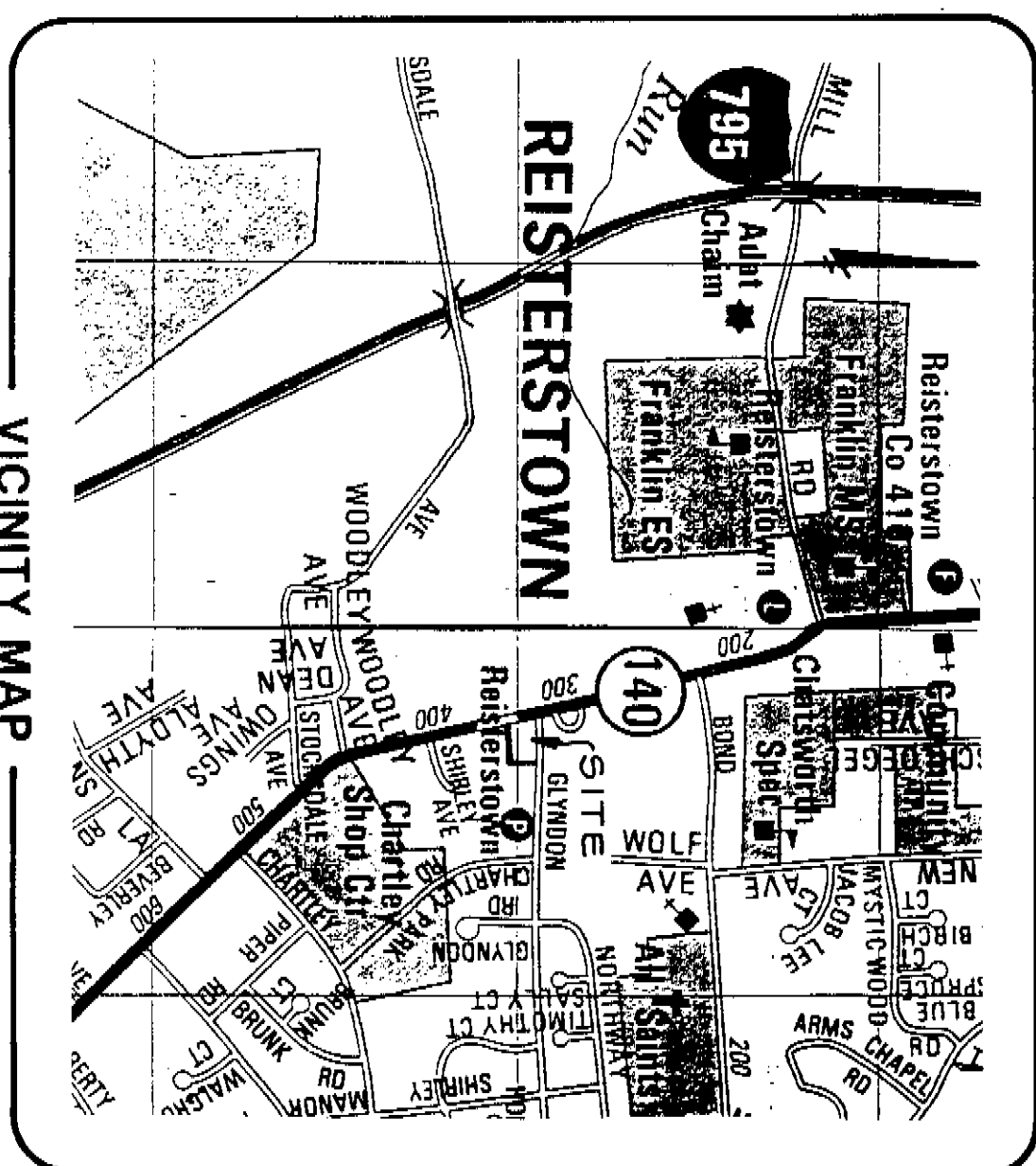
SPECIAL EXCEPTION

1. To permit a Class "B" Office Building in an R-2 Zone (Lot Two as shown on the attached plat).

PLAT TO ACCOMPANY PETITION

FOR
SPECIAL EXCEPTION,
AND ZONING VARIANCE
405 REISTERSTOWN ROAD
(A K A # 405 MAIN STREET)

4 TH ELECTION DISTRICT BALTIMORE CO., MD
SCALE: 1" = 20' DATE: SEPT. 1 1994



PETITIONERS - ①

SITE TABULATION

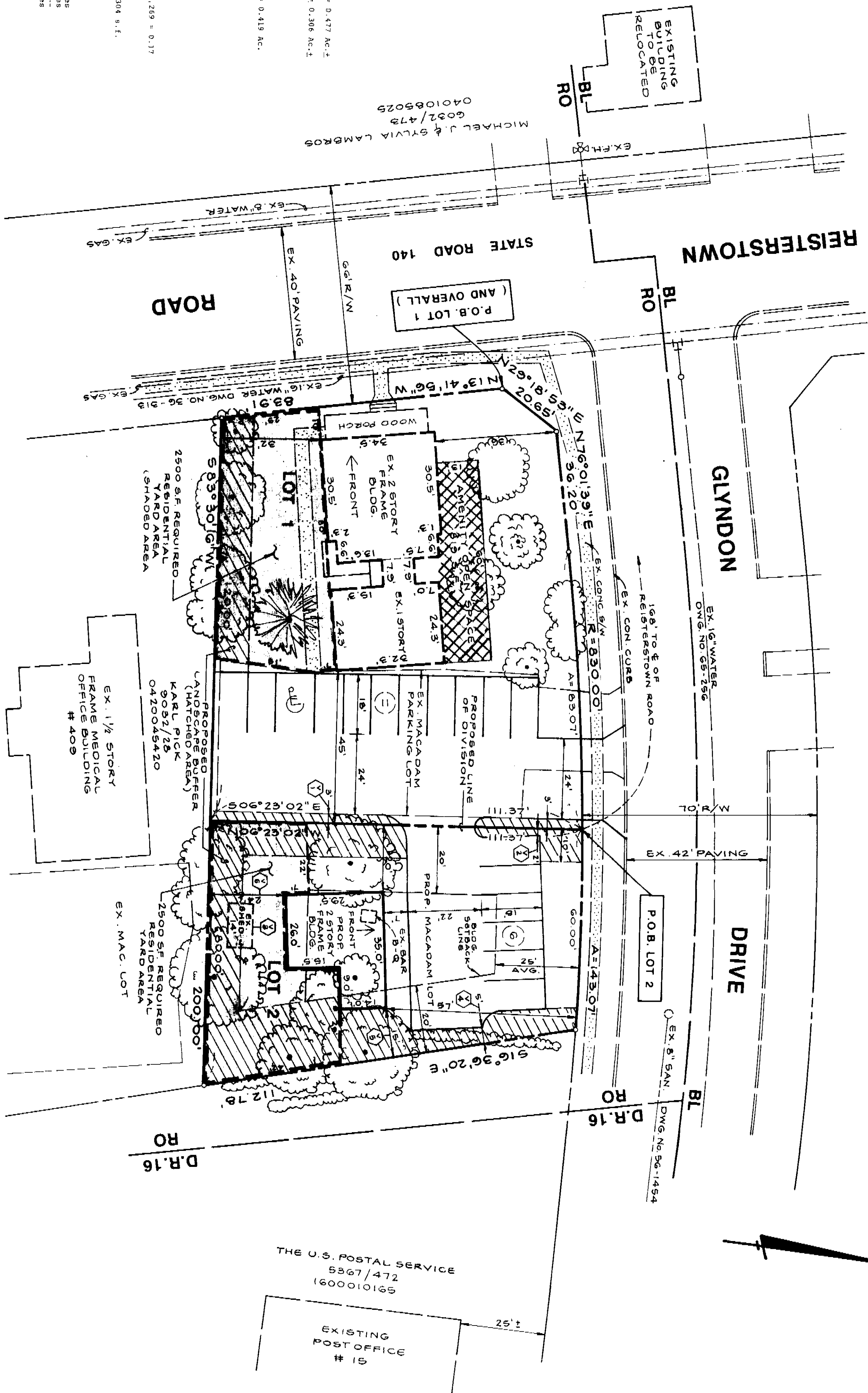
1. Section District No. 4
2. Councilmanic District No. 3
3. This site is located within the National Register Historic District of Reisterstown, Inventory No. BR-1248.
4. This site is located within the National Register Historic District of Reisterstown, Inventory No. BR-1248.
5. This site is located within the National Register Historic District of Reisterstown, Inventory No. BR-1248.
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12. This site is located within the National Register Historic District of Reisterstown, Inventory No. BR-1248.
13. This site is located within the National Register Historic District of Reisterstown, Inventory No. BR-1248.

GENERAL NOTES

LOT ONE	
Gross Area:	20,769 s.f. = 0.477 Ac.
Net Area:	13,329 s.f. = 0.306 Ac.
Residential Yard Area Required:	2,500 s.f.
Residential Yard Area Provided:	2,500 s.f.
Adjusted Gross Area:	18,269 s.f. = 0.419 Ac.
Proposed Uses:	
First Floor - medical office	
Second Floor - single apartment	
Floor Areas:	
First Floor - 1,146 s.f.	
Second Floor - 1,229 s.f.	
Total:	3,390 s.f.
Floor Area Ratio:	3,390 s.f. / 18,269 = 0.17
Area of Interior Parking Lot:	4,144 s.f.
Amenity Open Space Required:	4,144 x 1% = 304 s.f.
Amenity Open Space Provided:	819 s.f.
Parking Required:	none required
Second Floor - 2 spaces/apartment = 2 spaces	
Total:	11 spaces
Parking Provided:	11 spaces

LOT TWO

Gross Area:	9,403 s.f. = 0.220 Ac.
Net Area:	7,803 s.f. = 0.179 Ac.
Residential Yard Area Required:	2,500 s.f.
Residential Yard Area Provided:	2,500 s.f.
Adjusted Gross Area:	7,103 s.f.
Proposed Uses:	
First Floor - storage	
Second Floor - general office	
Floor Areas:	
First Floor - 893 s.f.	
Second Floor - 893 s.f.	
Total:	2,627 s.f.
Floor Area Ratio:	2,627 s.f. / 7,103 = 0.37
Area of Interior Parking Lot:	2,266 s.f.
Amenity Open Space Required:	1% of 22,155 = 159 s.f.
Amenity Open Space Provided:	0 s.f.
Parking Required:	none required
First Floor - 2 spaces/apartment = 2 spaces	
Second Floor - 2 spaces/apartment = 2 spaces	
Total:	5 spaces
Parking Provided:	6 spaces



McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: G.C.S.
Drawn by: W.D.G.
Checked by: G.C.S.
Job Number: 94-16

James W. McKee Date
(Maryland Registered Professional Engineer)

OWNER

PETER J. FERRA & NORMA C. FERRA
405 REISTERSTOWN ROAD
REISTERSTOWN, MD 21136
DEED REFERENCE: 6530 / 797
ACCOUNT NUMBER: 04-13-000100

VARIANCE REQUESTS

Lot One

1. Section 203.4.C.8.c.2 to permit a 3 foot wide landscape buffer adjacent to a non-residentially zoned property (Lot Two) in lieu of the required 10 feet.

6C3

Lot Two

2. Section 203.4.C.8.c.2 to permit a 2 foot wide landscape buffer adjacent to a non-residentially zoned property (Lot One) as narrow as 2 feet in lieu of the required 10 feet.
3. Section 203.4.C.8.c.2 to permit an accessory structure within the required 10 foot wide landscape buffer adjacent to a non-residentially zoned property (#409 Main Street).
4. Section 203.4.C.8.c.1 to permit a varying width landscape buffer with a minimum width of 5 feet adjacent to a non-residentially zoned property (#15 Glyndon Drive) in lieu of a residentially zoned property of 15 feet in lieu of the required 20 feet.
5. Section 203.4.C.8.c.2 to permit a side yard setback adjacent to a residentially zoned property of 15 feet in lieu of the required 20 feet.
6. Section 203.4.C.5 to permit a rear yard setback of 24 feet in lieu of the minimum required 30 feet.
7. Section 203.3.C.1 to permit off-street parking to be located on the rear yard of the lot in lieu of the required side or rear yard setback of 5 feet.
8. Section 203.4.C.1 to permit a floor area ratio of 0.37 in lieu of the maximum permitted 0.33.
9. Section 203.4.C.6 to permit zero percent amenity open space in lieu of the minimum required 7 percent.

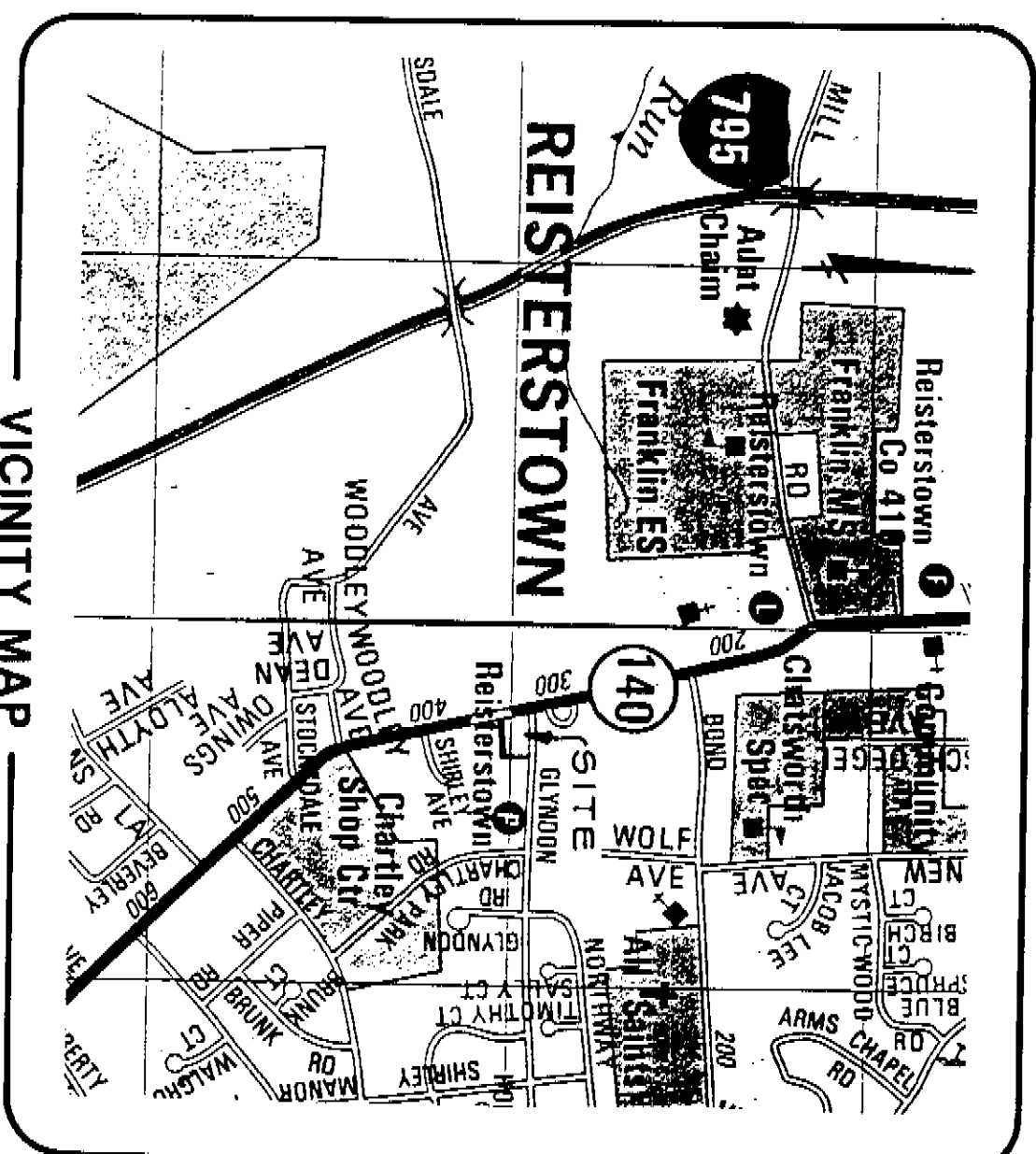
SPECIAL HEARING REQUESTS

To Approve:

1. The amendment of the previously approved special exception (Case No. 88-334X).
2. The reduction of the previously approved special exception (Case No. 88-334X) to the newly of the contiguous lot One.
3. The required residential landscape areas as part of the existing accessory structure (shed) on Lot Two to remain.

SPECIAL EXCEPTION

1. To permit a Class "B" Office Building in an RO Zone (Lot Two as shown on the attached plat).



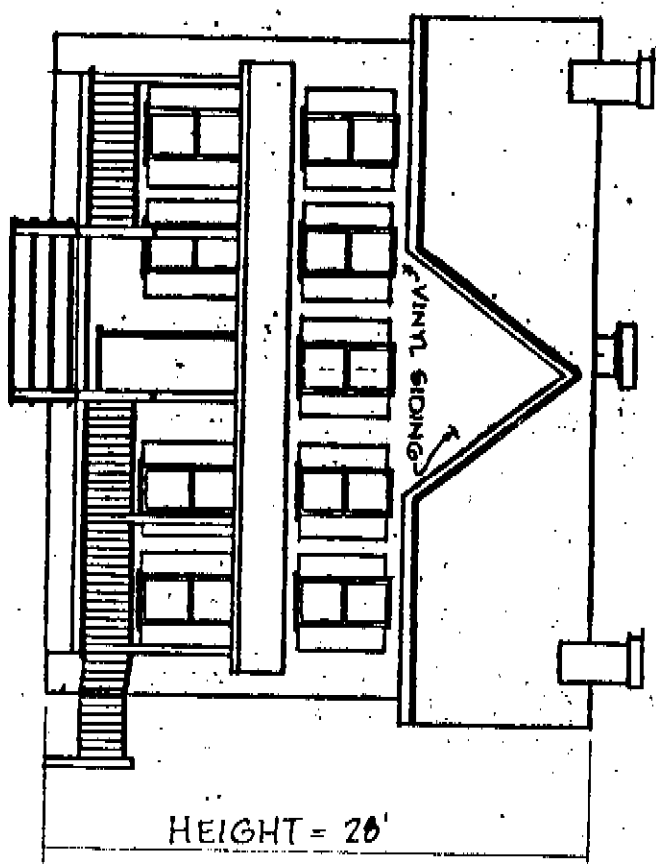
PLAT TO ACCOMPANY PETITION

SPECIAL EXCEPTION,
FOR
SPECIAL HEARING, AND ZONING VARIANCE
405 REISTERSTOWN ROAD
(A.K.A. # 405 MAIN STREET)

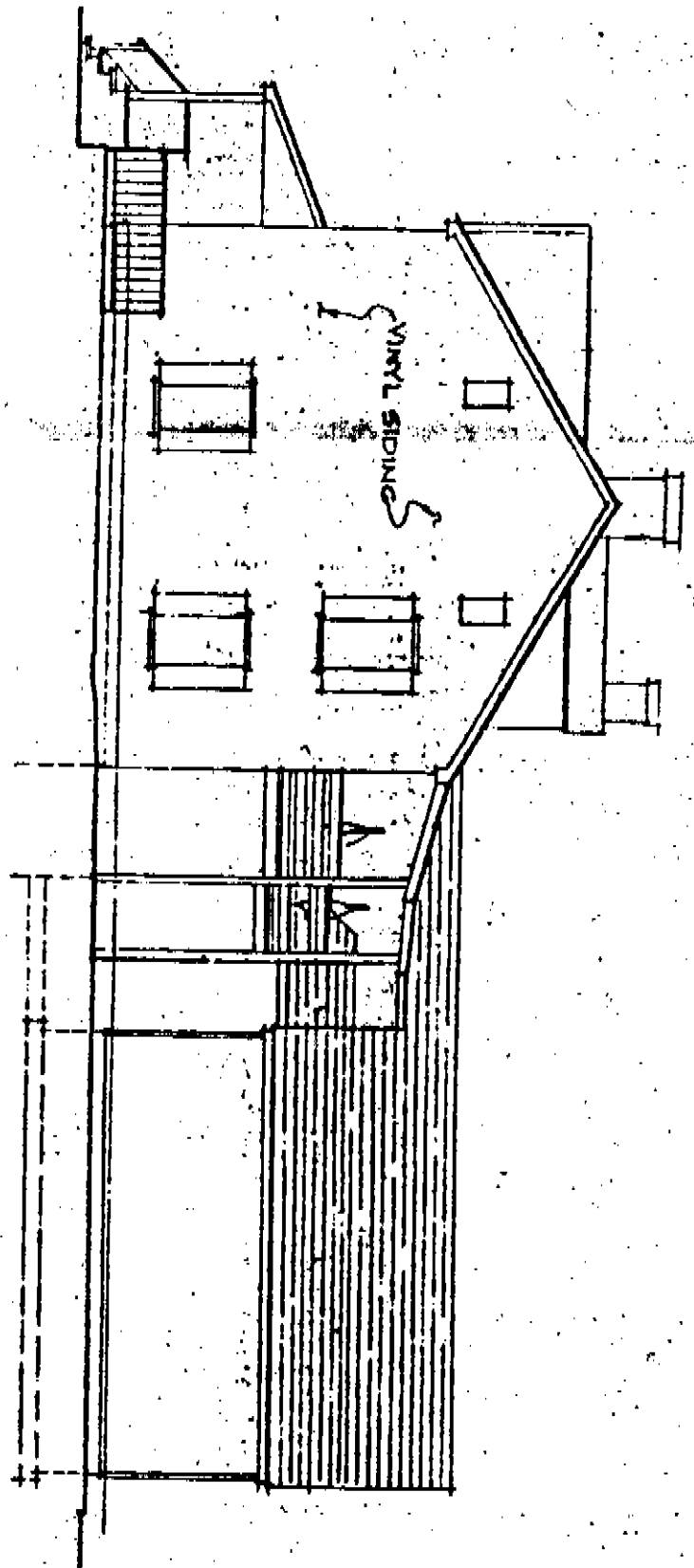
4 TH ELECTION DISTRICT BALTIMORE CO., MD
SCALE: 1" = 20' DATE: SEPT. 1 1994

PETITIONER'S
EXHIBIT No 1

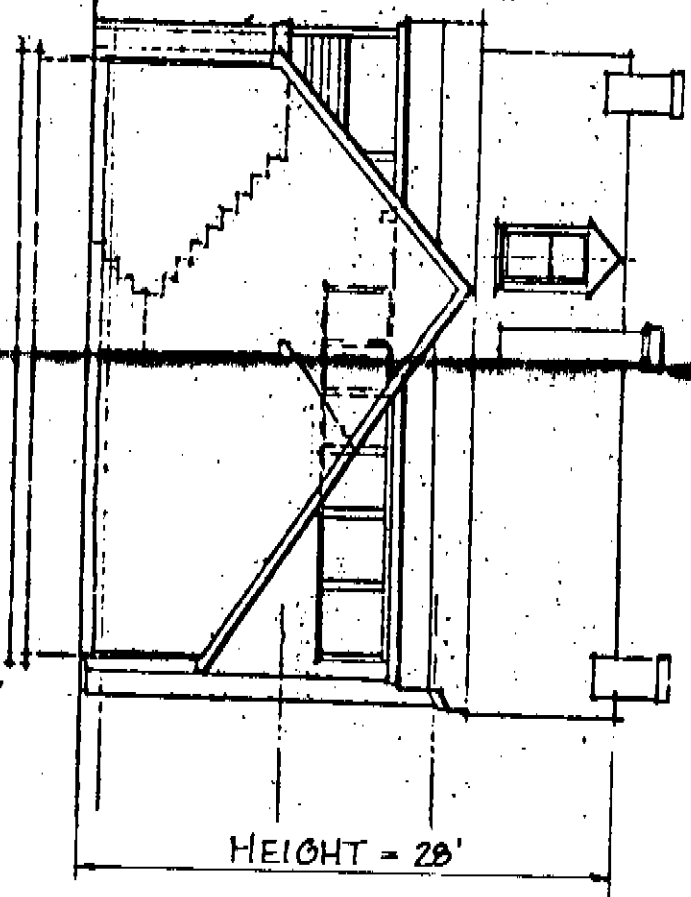
95-108-50 HX4
108



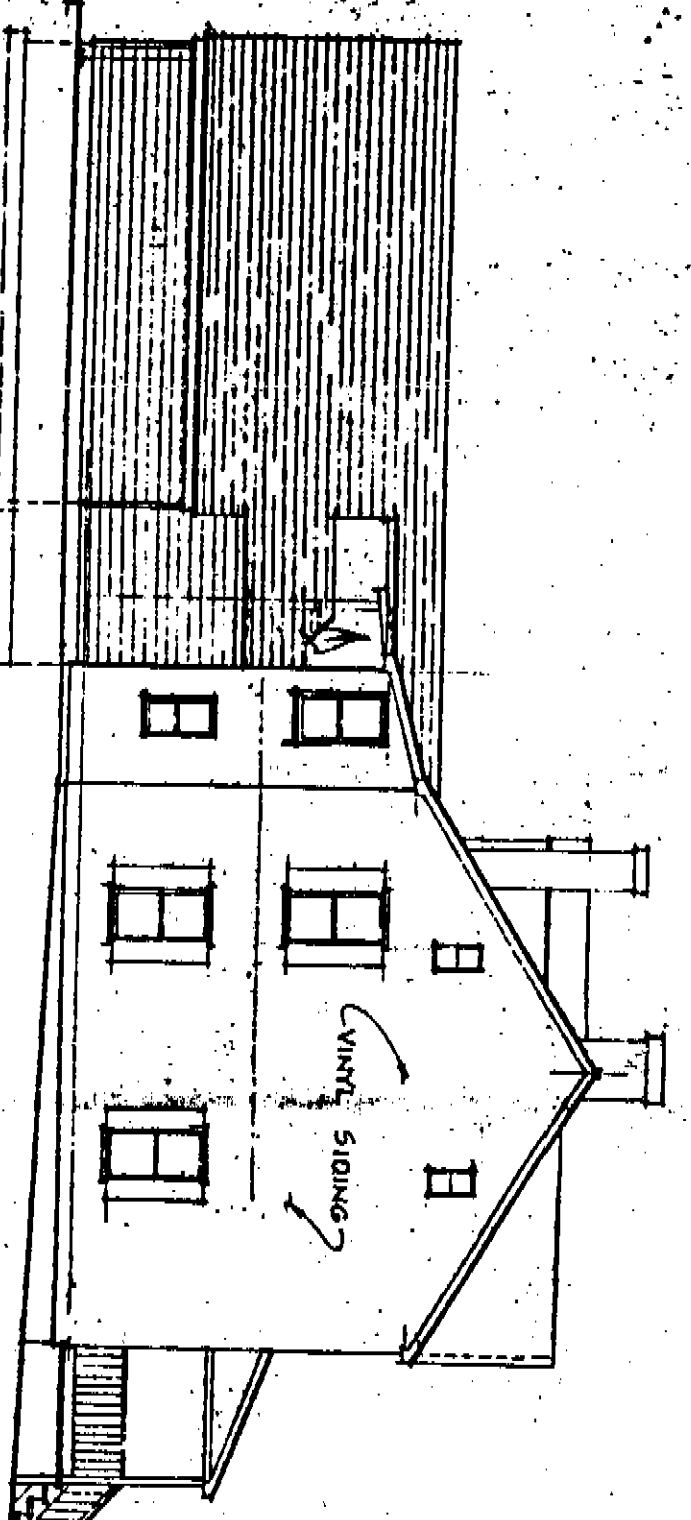
FRONT ELEVATION
NOT TO SCALE



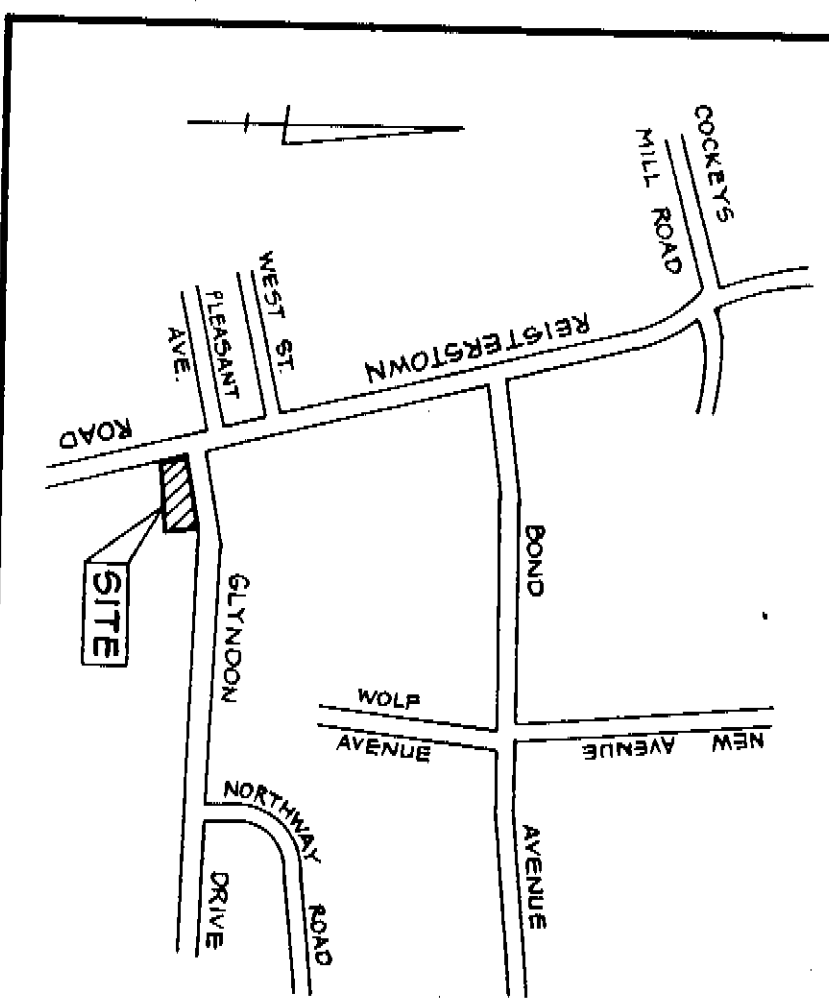
RIGHT ELEVATION
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



LEFT ELEVATION
NOT TO SCALE



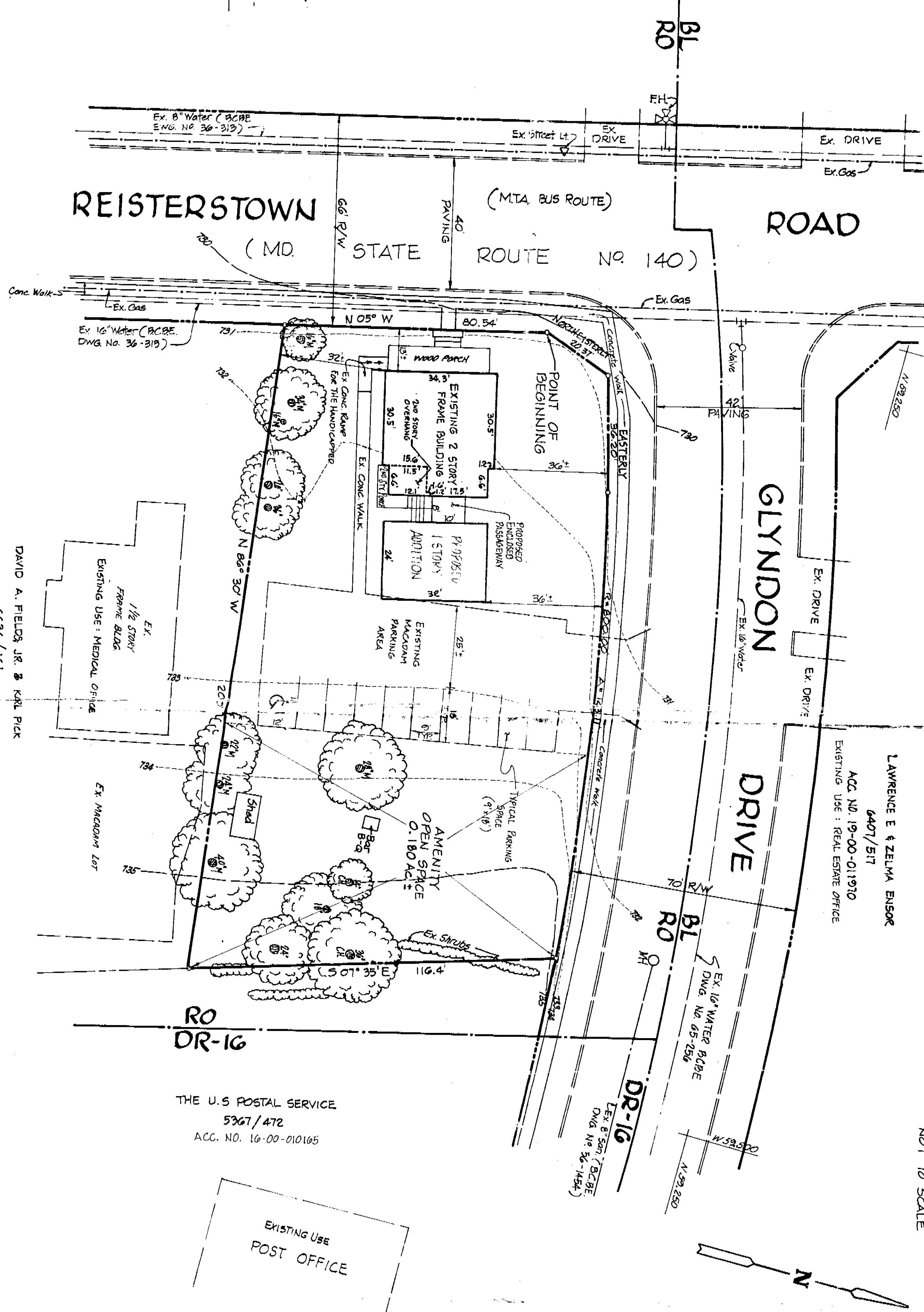
VICINITY MAP
SCALE: 1" = 600'

GENERAL NOTES

1. THIS SITE LIES WITHIN CENSUS TRACT NO. 4050.00
2. THIS SITE LIES WITHIN COUNCILMANIC DISTRICT NO. 3
3. THIS SITE LIES WITHIN WATERSHED NO. 27
4. THIS SITE LIES WITHIN SEWER SHED NO. 67
5. THIS SITE IS WITHIN THE NATIONAL REGISTER HISTORIC DISTRICT OF REISTERSTOWN, INVENTORY NO. RA-1246
6. SOIL TYPE - G18 (GLENHOLD-URBAN LAND COMPLEX - 0-8% SLOPES)
7. HOURS OF OPERATION: MON. - FRI. - 9 AM TO 5 PM, WED. EVE. - 7 PM TO 9 PM, SAT. - 9 AM TO 1 PM, 24 HR EMERGENCY BY APPOINTMENT
8. MAXIMUM NO. OF EMPLOYEES - 3
9. ADTS - (OFFICE) 123 TRIPS/1000' = 24 / UNIT = 1.5
- TOTAL = 32 ADTS

LEGEND

- EXISTING CONTIGUOUS PROPERTY LINE
- EXISTING TREES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- BL
- RO



GLYNDON DRIVE

DRIVE

REISTERSTOWN ROAD

DR-16

THE U.S. POSTAL SERVICE
5367 / 472
ACC. NO. 16-00-0101065

EXISTING USE
POST OFFICE

TABULATION

1. EXISTING ZONING OF SITE RO
2. GROSS AREA OF PROPERTY 0.690 AC ±
3. NET AREA OF PROPERTY 0.455 AC ±
4. FLOOR AREA AND USES

EXISTING:
1 ST. FLOOR (OFFICE) 1172 SF
2ND FLOOR (APARTMENT) 1250 SF

PROPOSED ADDITION:
1 ST. FLOOR (OFFICE) 768 SF
TOTAL FLOOR AREA (OFFICE USE) 1940 SF

5. FLOOR AREA RATIO:
MAXIMUM FAR PERMITTED = 50%
PROPOSED FAR = 3190 SF = 0.73 AC ± 0.690 AC = 11%

6. AMENITY OPEN SPACE DATA:
AC5. REQUIRED = (25% OF 68095) = 17024 AC ±
AC5. PROVIDED = 180 AC ±

7. PARKING REQUIRED:
1 ST. FLOOR (OFFICE) 1940 ÷ 300 = 7 SPACES
2ND FLOOR (APARTMENT) 1 SPACES
TOTAL REQUIRED = 8 SPACES

8. PARKING PROVIDED = 10 SPACES

PETITIONER'S
EXHIBIT 3

88-334-X

PLAT TO ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION

405 REISTERSTOWN ROAD

AT
4TH ELECTION DISTRICT
SCALE: 1" = 20'
BALTIMORE COUNTY, MD
DATE: OCT. 30, 1987

OWNER & APPLICANT

PETER J. FERRA & NORMA J. FERRA
405 REISTERSTOWN ROAD
REISTERSTOWN, MD. 21136
(301) 833-2675

MICROFILMED
DEED REFERENCE: 6830797
ACCOUNT NUMBER: 04-13-000100

McKEE & ASSOCIATES, INC.

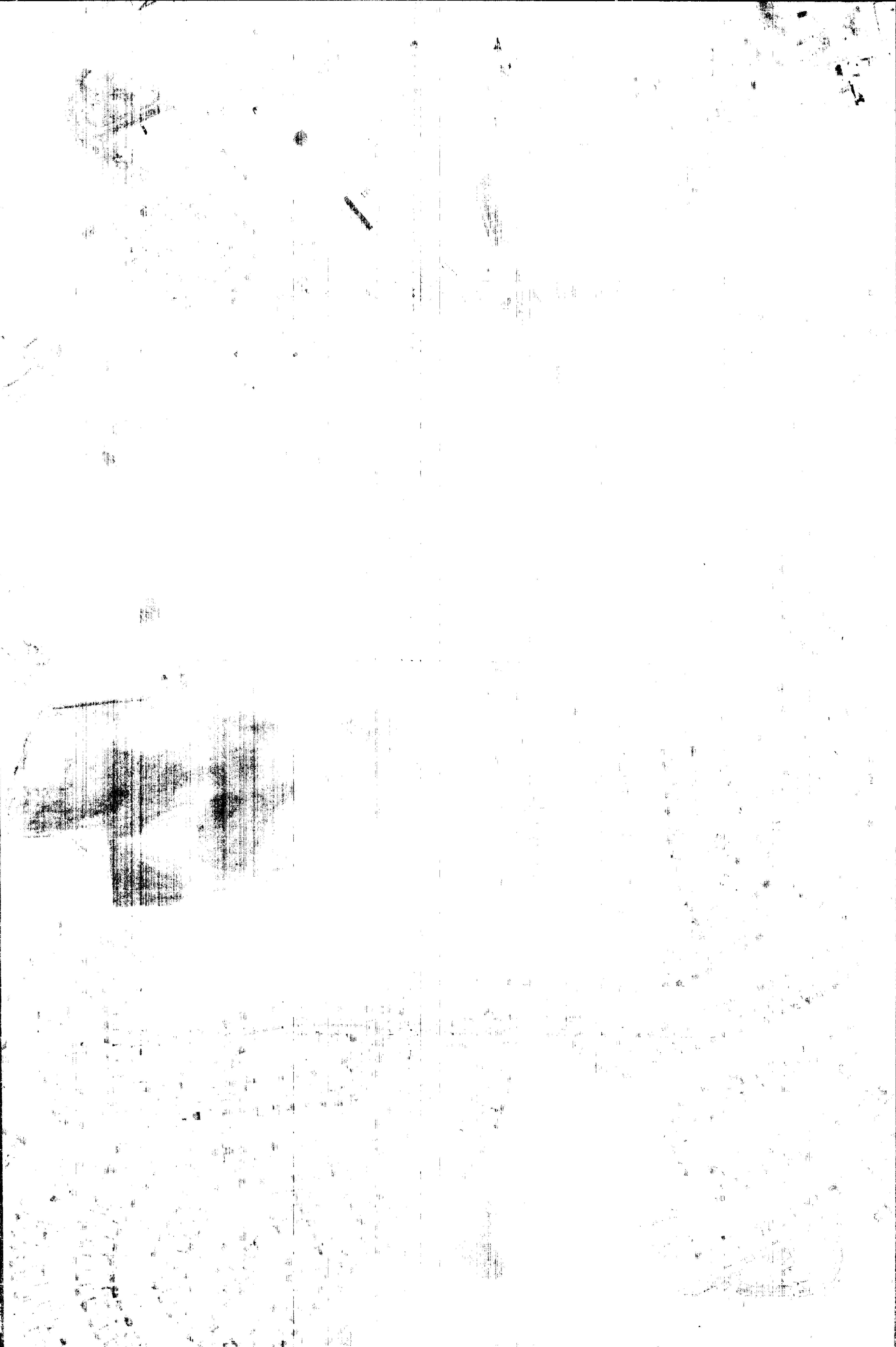
CIVIL ENGINEERS • LAND SURVEYORS
5 SHAWAN ROAD
HUNT VALLEY, MD 21030
252-5820

DATE	REVISION

JAMES W. McKEE
DATE

P.C.
#11
→

PC 11



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSDALE, W.V. 26157

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
AERIAL PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN ARTS BELMONT	N.W. (2)
DATE OF PHOTOGRAPHY JANUARY 1978		

